



City of Los Altos

Civic Center Master Plan Historic Retrospective

Community Presentation
February 4, 2014





Introduction

Master Plan Contents
Master Plan Appendix
Terms & Definitions





Master Plan Contents

- Executive Summary
- Community Needs Assessment
- Plan of Service
- Existing Conditions Analysis
- Facility Program
- Facility Scenarios
- Financing & Funding Strategy



Master Plan Appendix

- Meeting Agendas
- Meeting Minutes
- Presentations
- Demographic Reports
- Survey Reports



Terms & Definitions

- ❑ **Vision** – an inspirational statement of long range intent
- ❑ **Needs Assessment** – an identification of community needs from a service perspective
- ❑ **Facility Assessment** – an evaluation of existing building and site conditions against current standards
- ❑ **Outreach** – an invitation to participate to a broad and representative range of the community
- ❑ **Stakeholders** – anyone affected by or who could affect the outcome of the project
- ❑ **Focus Group** – a facilitated meeting of identified stakeholders to gather input on a particular subject; examples of types are cross-representational, cross-functional, and special interest



Terms & Definitions

- ❑ **Forum** – a large group, facilitated meeting of stakeholders to gather input on a particular subject
- ❑ **Workshop** - a facilitated meeting of identified stakeholders to gather input on a particular subject in an interactive, hands-on format
- ❑ **Charette** – a workshop with a design focus
- ❑ **Key Informant Interview** – a one-on-one discussion with an identified stakeholder to gather in-depth input on a particular subject
- ❑ **Civic Center** – The entire Los Altos Civic Center site and all of its components and uses



Terms & Definitions

- ❑ **Community Center** – Recreation program facility components, often used to specifically refer to the recreation program building
- ❑ **Scenario** – A given set of criteria and components as the basis for design
- ❑ **Program** – a list of spaces needed to support a given set of uses and services; it includes quality, quantity and size of spaces
- ❑ **Program by Function/Use** – a program that has been organized by use or function rather than by building; this format enables a strategic approach to shared use



Process & Participants

Roles & Responsibilities

Selected Participants

Process Phases & Goals



Participants Roles and Responsibilities

- ❑ City Council
 - Final Decision Making and Approval Body
 - Elected Representatives of the Community

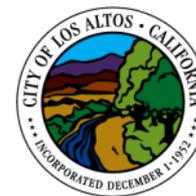
- ❑ Advisory Committee
 - Provide Input to the Consultant Team
 - Lead Outreach to Community
 - Election Preparation Support
 - Promote Attendance of Public Meetings
 - Advocacy Building for the Project
 - Advisory to City Council (Facilities, Finance, Design)

- ❑ Core Team
 - Leadership for the Project
 - Direct Communication to City Council
 - Process & Project Management
 - Compliance & Recommendation to Scope of Work & Schedule

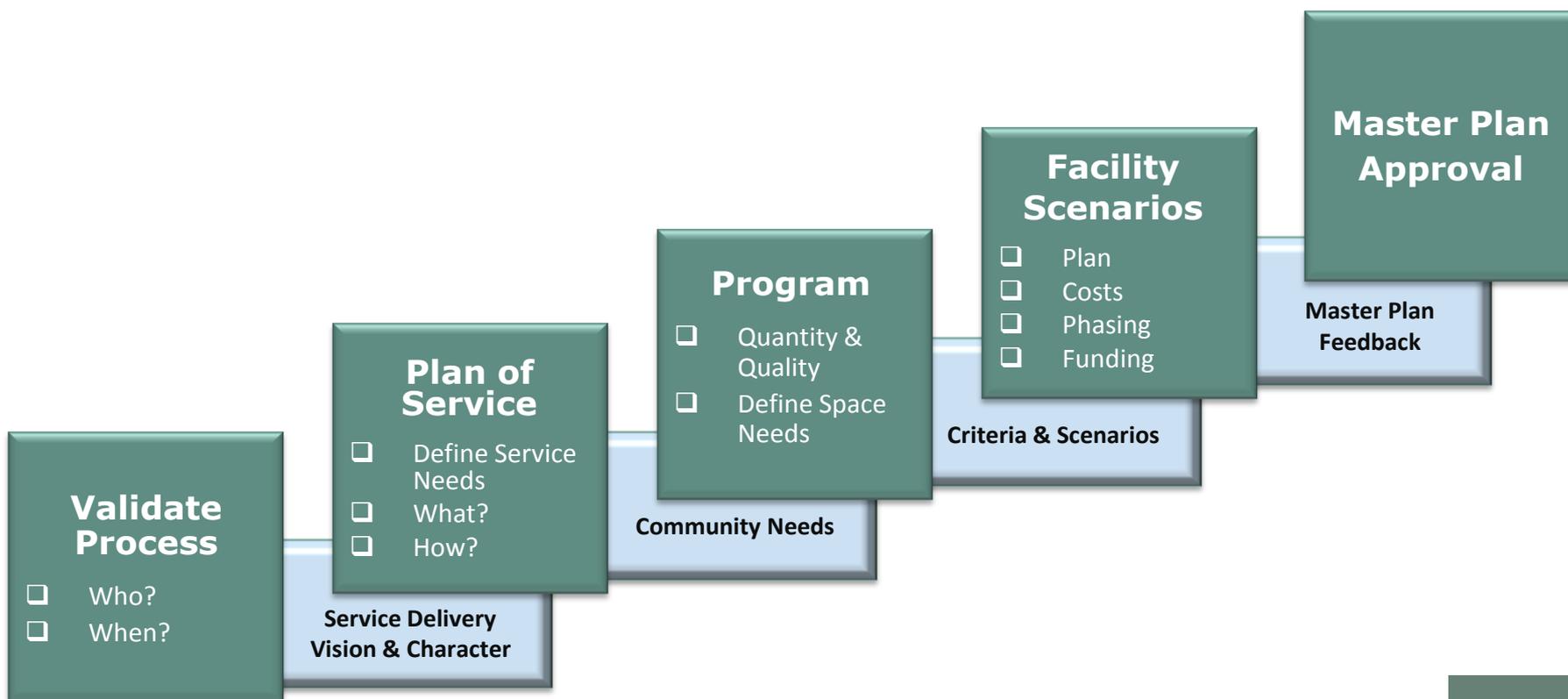


Participants Roles and Responsibilities

- ❑ General Public – Review & Input
 - Key Informant Interview
 - Focus Group
 - Charette
 - Workshop
 - Forum
 - City Council Meetings & Study Sessions
 - Special Interest Group Presentations
 - Service Club Presentations



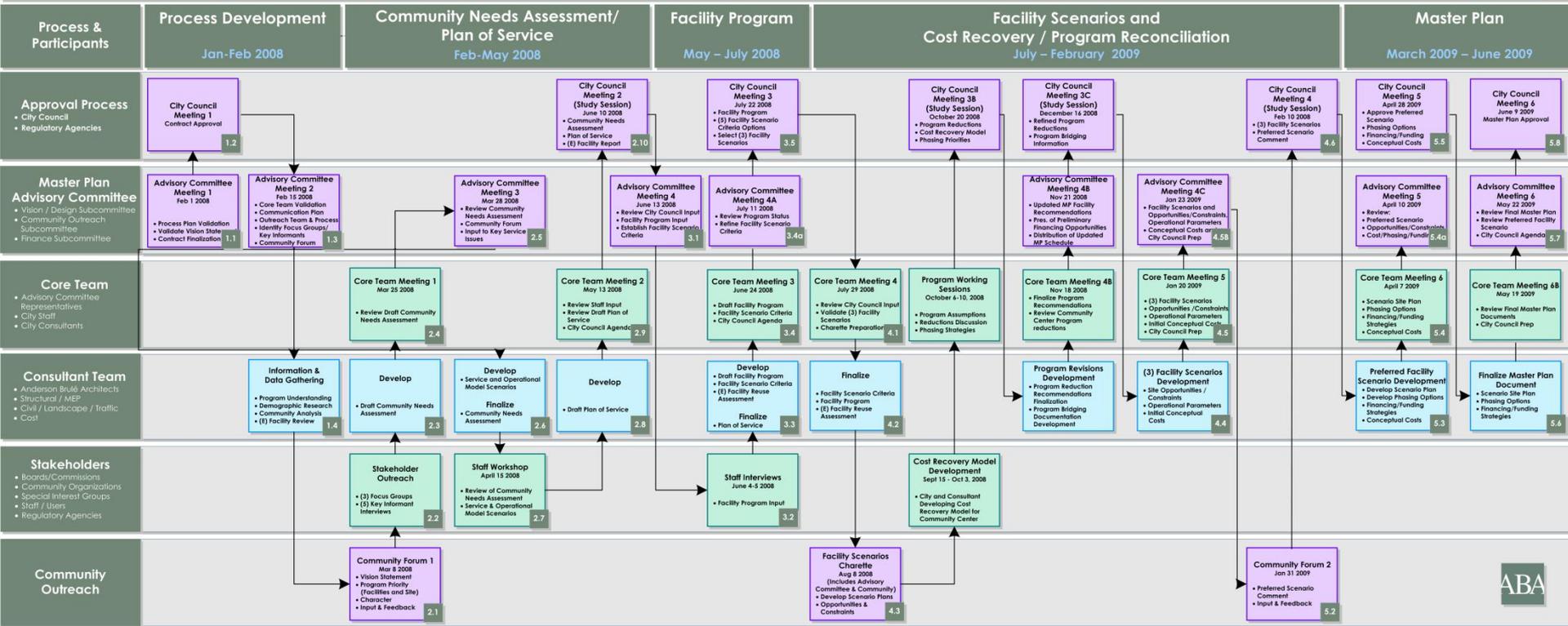
Project & Community Process



CITY OF LOS ALTOS - COMMUNITY CENTER MASTER PLAN PROPOSED PROCESS DIAGRAM

COLOR LEGEND

- Public Meetings
- Project Meetings
- Consultant Team Scope





Research and Data Gathering

Existing Reports

Community Characteristics

Demographics

Service Trends



Existing Reports

- ❑ Los Altos Library Needs Assessment Report
- ❑ Los Altos Community Swim Center Draft Environmental Impact Report
- ❑ Space Allocation Study
- ❑ Enrollment Forecast Update for Los Altos School District
- ❑ Benchmarking from Task Force Site Tours
- ❑ Civic Center Orchard Management Plan
- ❑ Community Center Site Property Deeds
- ❑ Current Community Center Partnering Organization Listing





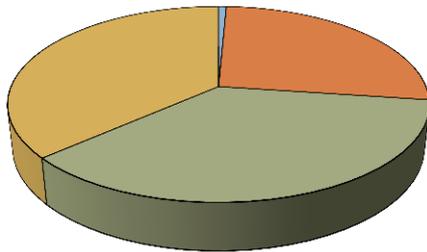
Community Characteristics

- ❑ Strong Ties to Los Altos History and Culture
 - History of the Community's Agricultural Past
 - Village Atmosphere of the Community
- ❑ Highly Educated Population
 - Place High Priority on Education and Continuing Education (Life-long Learning)
 - Support of and Participation in Arts and Culture is Widespread
 - High Civic Engagement & Volunteerism
- ❑ Population is Anticipated to Remain Stable
 - Median Age to Increase from 44.6 to 47.8
 - Property Turnover is Slightly Higher than for Santa Clara County
 - Ethnic Diversity Will Increase
 - No Large Increase in Young Student Population (Has Already Occurred)

Los Altos Demographics (2000 Census)

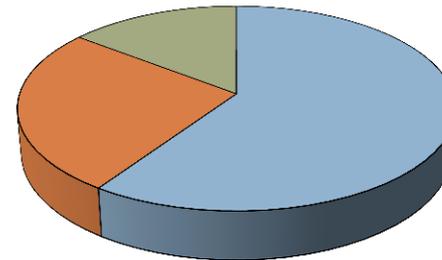


Education



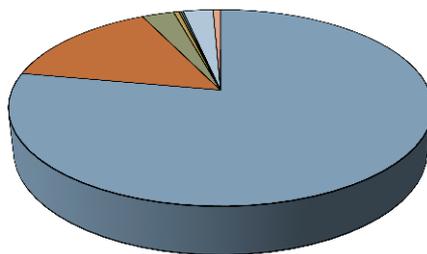
- 0-8 years of school
- H.S. Graduate or higher
- Bachelor's degree or higher
- Graduate or Prof. degree

Household



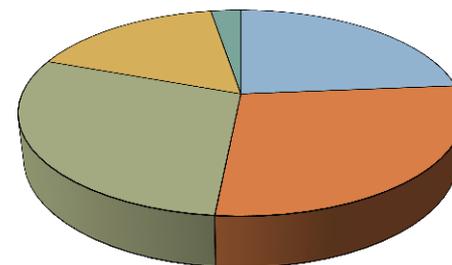
- Family (no children under 18 yrs)
- Family (w/ children under 18 yrs)
- Single

Race

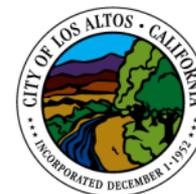


- White
- Asian
- Hispanic/Latino
- Black / African American
- North American Native
- Pacific Islander
- Two or more
- Other

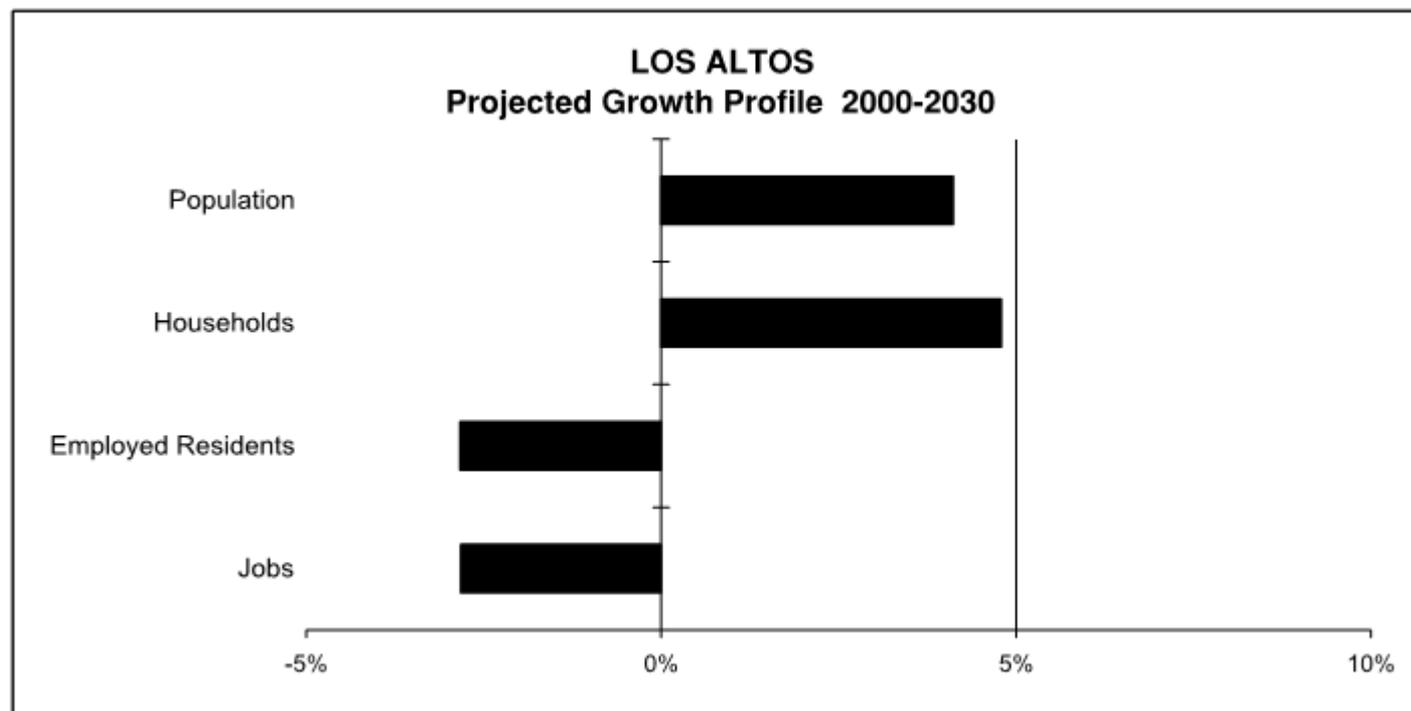
Age Group



- under 18
- 18-44
- 45-64
- 65-84
- 85+

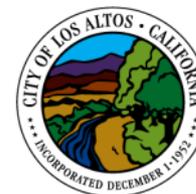


Los Altos Growth Projections (2000-2030)

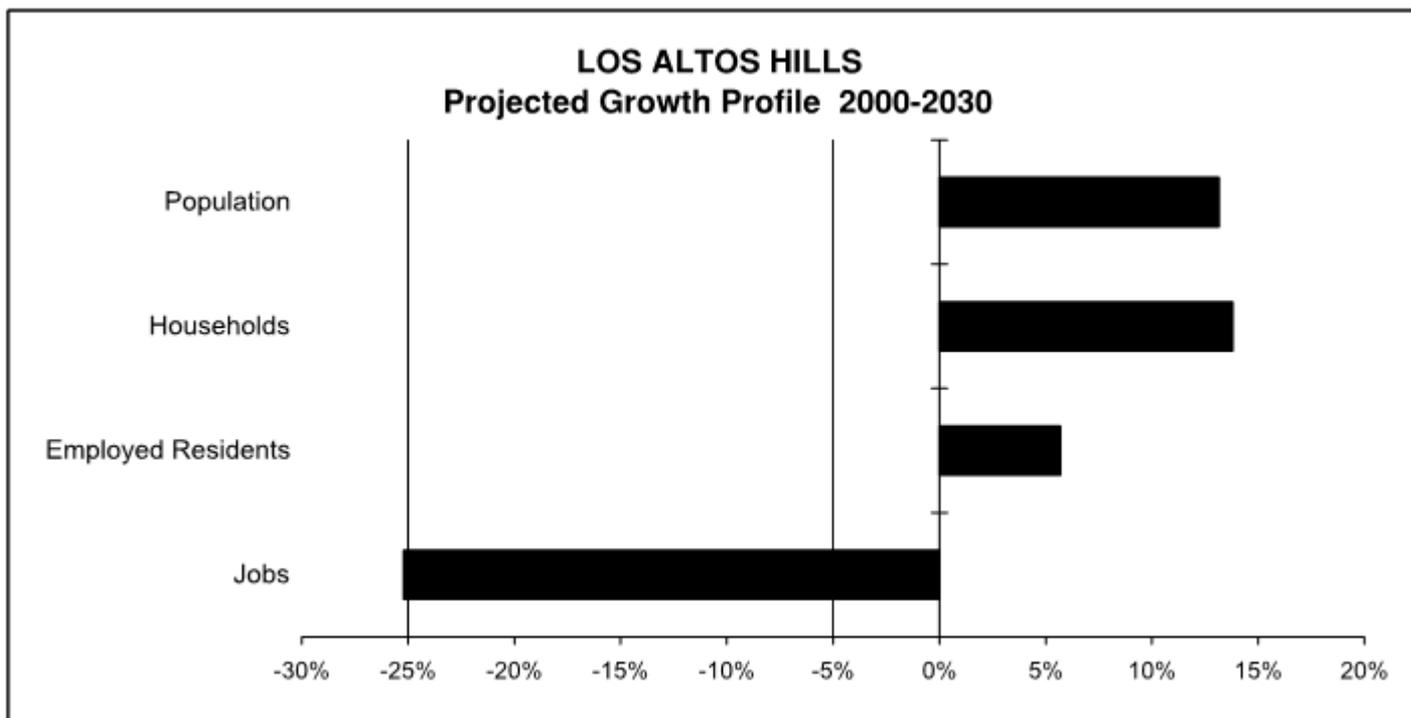


Source – Excerpted from Projections 2005 published by the Association of Bay Area Governments





Los Altos Hills Growth Projections (2000-2030)



Source – Excerpted from Projections 2005 published by the Association of Bay Area Governments



Future Service Trends

- Community Places
- Affordable Housing near Downtown
- In Home Services for Seniors
- Privatization of Cultural/Arts
 - Supplement to School Programs for Youth
 - Increase Public Art and Public Art Programs for Adults
- Privatization of Recreation and Sports Away from Schools
- Community Work Programs for Youth
- Partnering with Other Organizations



Outreach & Input

Vision

Key Issues

Community Forum

Focus Groups

Key Informants

Survey

Partner Organization Presentations





Your Key Issues

- ❑ Incorporate Library Expansion
- ❑ Expansion of Programs
 - Provide New Recreational Uses
 - Expand Community Programs
 - Improve Senior & Youth Programs
- ❑ Promote Los Altos History
- ❑ Develop New Green Facilities
- ❑ Invigorate the Downtown Village through Visual, Pedestrian & Parking Links
- ❑ Lead a Strong & Successful Community Process to Build Advocacy for a Future Bond Measure
- ❑ Aesthetic of the Architecture is Important
- ❑ Room for Expanded Program and Staffing Growth
- ❑ Meaningful Incorporation of Los Altos Hills in the Master Plan Process





Vision Summary

SERVICE

Services will be safe, convenient and comprehensive.

ENVIRONMENT

Environments will support play, learning and gathering and will be configured to connect with the downtown village.

Modern, **sustainably designed** facilities that are both adequate and useful to the community, ~~with low profile, multi-story, and of striking architecture that is low in profile~~, will be located in a beautiful park-like setting.

EXPERIENCE

The Los Altos Community Center will provide a community experience that will serve your public for the next 50 years.



Community Outreach: Community Forum

- ❑ 90 Attendees Signed In
- ❑ Participants Noticed From:
 - Town Crier ~25 people
 - Email Campaign 50%
 - Postcards ~10 people
 - Phone Calls 75%
 - Community Groups 8 people





Community Forum: Service Exercise *Insights*

- ❑ Library
 - View to the Orchard is Appreciated
 - More Adult Programs were Requested
 - Connectivity of the Library to Other Community Services is Desired
- ❑ Youth Services
 - Multi-Purpose Space for Meeting and Sports, Unstructured Activities
 - Work Opportunities to Enhance Civic Engagement
- ❑ Senior Services
 - Need Better Facilities and Better Services in General
 - Senior Housing Proximity to Site and Downtown Is Desired
- ❑ Recreational Facilities
 - Support Multiple Sports (Baseball, Soccer, Tennis, etc.)
 - Community Pool – Strong Support from this Group





Community Forum: Service Exercise *Insights*

- ❑ Community Assembly Spaces (Indoor & Outdoor)
 - Flexible and Varied Sizes with More Spaces than Currently Available
 - Affordable Rental for Community Groups
(Request to add 'Economic' to Vision Statement)
- ❑ Theater / Bus Barn
 - Potentially Downtown Location
 - Theater Leadership Concerned with Moving Off-Site
 - Multi-Purpose Facility / Rehearsal Hall Needs to be Adjacent
- ❑ Children's Programs
 - Current Programs are Good and Children's Corner is Appreciated
 - Increase in Young Families in the Community – Needs to Support Growth
- ❑ City Offices
 - Enjoy the Small-Town Feeling / Village
 - Like Accessibility to Staff
 - Better Facilities for City Staff and Employees



Community Forum: Service Exercise *Insights*

□ Exterior

- Emphasis on Natural Beauty
- Indoor/Outdoor Connection
- Civic Engagement is Important
- Flexible Community Gathering Spaces
- Visibility of Community Center from San Antonio – Face to the Community
- Connection to Downtown – Physical, Visual and Services
- Orchard - Los Altos Historic Asset

□ Access and Parking

- Strong Preference for Underground Parking
- More Accessible Traffic Flow and Parking Facilities
- Less Visual Emphasis on Car Traffic on Site
- Use of Public Transit and Possible City Shuttles





Community Forum: Character Definition Results - STYLE





Community Forum: Character Definition Discussion *Insights*

❑ Consistent Preferences

- Open, Light-Filled Spaces
- Natural Materials (Wood & Stone as an Accent), Familiar and Casual yet Traditional
- Human-scaled Buildings and Detailing
- Consistent Palette, but Buildings Specific to Use

❑ Site Aesthetic

- Desire for Park-like, Open Space
- Views of Orchard, ability to use the space
- Outdoor Community Gathering Areas & Indoor/Outdoor Connection

❑ Architectural Style

- Early Californian, Craftsman and Ranch Style References
- Use of Porticoes and Shading Devices
- Not Modern, Urban or Institutional
- Contextual with Los Altos





Community Outreach: Focus Groups

- ❑ 3 Focus Groups held on 3/13/08
 - 14, 9 and 10 Attendees
 - Broad Range of Demographic Representation
 - Strong Service Group Representation
- ❑ User Group Focus Summary
 - Programs for Youth – Structured and Non-Structured
 - Programs for Seniors to Engage in a Wide Range of Activities
 - Health and Wellness
 - Leisure, Learning and Social Interaction
 - Multi-Generational Facilities – Not Isolating the Senior Population
 - Lifelong Learning Center – Beyond the Library
 - Government Center- Easy Access to City Business Needs
 - Community Volunteerism/Partner Service Delivery





Community Outreach: Focus Groups

☐ Service Priorities Insights

- City Services and Police
 - As a Given on the Site - 2 Focus Groups
 - Could Be Moved Off-site if Space Available – 1 Focus Group
- Community Meeting Spaces
 - Essential to Community Volunteerism
 - Delivery of Partner Services through this Space
- Library – Key to Lifelong Learning but Goes Beyond Library
- Senior Center – Social Gathering and Well-Being
- Youth Programs – Civic Engagement, Safe Social Setting
- Recreational Pool and Fields – Exercise & Leisure, Alternative /Supplemental to School Programs
- Theater – Cultural/Arts Opportunities



Community Outreach: Key Informants

❑ Service Insights

- Library as a Key Component for the Community
- Senior Center and Senior Services as Key Service
- Youth Programs Require More Support and Better Facilities
- Recreational Fields Need Improvement and Need More
- Include Orchard as Reference to Los Altos History
- Support for Young Families / Children's Activity on Site
- Performing Arts Facilities for the Community

❑ Community Center Site Priorities

- Cross-Pollination of Services on Site
- Space for Multi-Functional Community Gathering and Activity
- Park-Like Atmosphere / Open Space / Underground Parking
- Clear Community Value for Investment to Benefits



Community Outreach: Community Survey

- ❑ 630 Responses (558 online, 72 paper)
 - General Satisfaction with Services; Dissatisfied with Poor Facilities Condition
 - 70% either Would or May Support a Bond Measure
 - Reached Teen Demographic, Further Outreach Still Recommended
 - Reached Non-Resident Users (Mountain View, Palo Alto, & Sunnyvale)
 - Anecdotal Format
- ❑ Respondent Usage Patterns
 - Primarily Weekday, Morning and Afternoon
 - Weekly – Hillview / Senior Center
 - Weekly/Monthly – Library, Park & Recreation
 - Biannually/Annually – History House, City Services





Community Outreach: Community Survey

☐ Service Priorities

- Library 58.6%
- City Services 53.2%
- Parks and Recreation 47.2%
- Senior Center & Senior Services 40.6%
- History Museum 40.0%
- Theater (Bus Barn) 36.5%
- Youth Services 34.6%
- Community Pool 30.7%

☐ Community Center Priorities

- Safe Buildings and Infrastructure 64.0%
- Support Youth and Development 62.6%
- Parks and Open Space and Recreation Opportunities 62.0% and 59.3%
- Promotes a Sense of Community 55.0%



Community Center Impressions: Survey

Positive

- Community Spirit and Involvement
- Small Town Atmosphere
- Historical Tradition
- Education Opportunities

Negative

- Old Buildings
- Little Civic Presence
- Community Programs Cater to Non-Working Adults
- Condition of Orchard



Community Survey *Insights* (1)

- ❑ Highest Priority for Facility Improvement
 - Hillview Community Center (29.5%)
 - Parks and Recreation (15.5%)
 - Library (15%)
 - Senior Center (14.5%)
- ❑ Library
 - Very Satisfied
 - Little Improvement Needed
- ❑ City Services
 - Essential
 - High Service Satisfaction
 - Dissatisfied with Facilities Condition and Function
- ❑ Park and Recreation
 - Satisfied with Quality
 - Strong Demand for More Programs and More Fields
 - More Classes and Indoor Exercise



Community Survey *Insights* (2)

- ❑ Hillview Community Center
 - Majority of Comments were Regarding:
 - Senior Center
 - Children's Corner Program
 - High Priority Service
 - Least Satisfaction
- ❑ History House
 - Very Satisfied
 - Little Improvement Needed
- ❑ Bus Barn
 - Not Marketed Well
 - Inadequate Facilities
 - Some Dissatisfaction with Breadth of Programming
 - Movies
 - Adult Lecture



Partner Organizations Presentations

- ❑ AYSO
 - Retain Soccer Fields and Increase Field Size
 - Sports Associations Dedicated Meeting Room
- ❑ Little League Association
 - Increase in Field Size
 - Indoor Batting Cage
 - Sports Associations Dedicated Meeting Room
- ❑ Swim Facility
 - Community Competition Pool, Training Pool and Water Play Feature
 - Concession / Picnic Area
- ❑ Library
 - Increase in Library Size to Accommodate Program Growth
 - Library Needs Assessment
- ❑ Bus Barn Theater
 - Increase in Theater Capacity to 200 Seats
 - Accessory Spaces to Support Theater
- ❑ Senior Center
 - Recreational, Learning and Social Programs
 - Warm Water Therapeutic Pool
 - Library Proximity





Plan of Service & Operational Model





Staff Service Delivery Input Process

☐ Staff Workshops

- City Administration
- Community Development Department
- Police Department
- Recreation Department (with Senior Center and Youth Group representatives)
- Interactive Cross-Functional Discussion with Representatives of All Groups

☐ Staff Questionnaires

- Service Goals
- Operational Goals
- Service Delivery Methodology





Plan of Service – Service Goals

- ❑ Open, Accessible and Visible to the Public
- ❑ High Quality, Affordable and Meaningful Personal Level of Service
- ❑ Principle & Value-Based Services Rather than Rule-Driven Services
- ❑ Provide Choice of Access to the Public (Personal or Electronic)
- ❑ Provide Transparent and Self-Serve Access to Information
- ❑ Meet the Diversity of Community Service Needs through Partnering and Volunteerism
- ❑ Promote Health and Wellness for the Community and Staff
- ❑ Strive to Benefit the Entire Community in a Way that is Balanced, Fair and Equitable to Everyone





Plan of Service – Operational Goals

- ❑ Provide Welcoming, Centralized Point of Service
- ❑ Campus Concept of Organization
- ❑ Opportunities for Multi-Generational Interaction yet Maintain Separateness as Appropriate
- ❑ Provide Support Spaces Categorized by Function
- ❑ Allow for Zoning of Activities to meet Multi-Functional Needs
- ❑ Provide Security and Safety while Maintaining Small Town Feel, Openness and Accessibility
- ❑ Support Health and Wellness with the Provision of Exercise and Showering Facilities

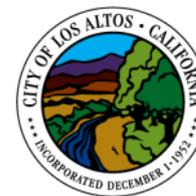




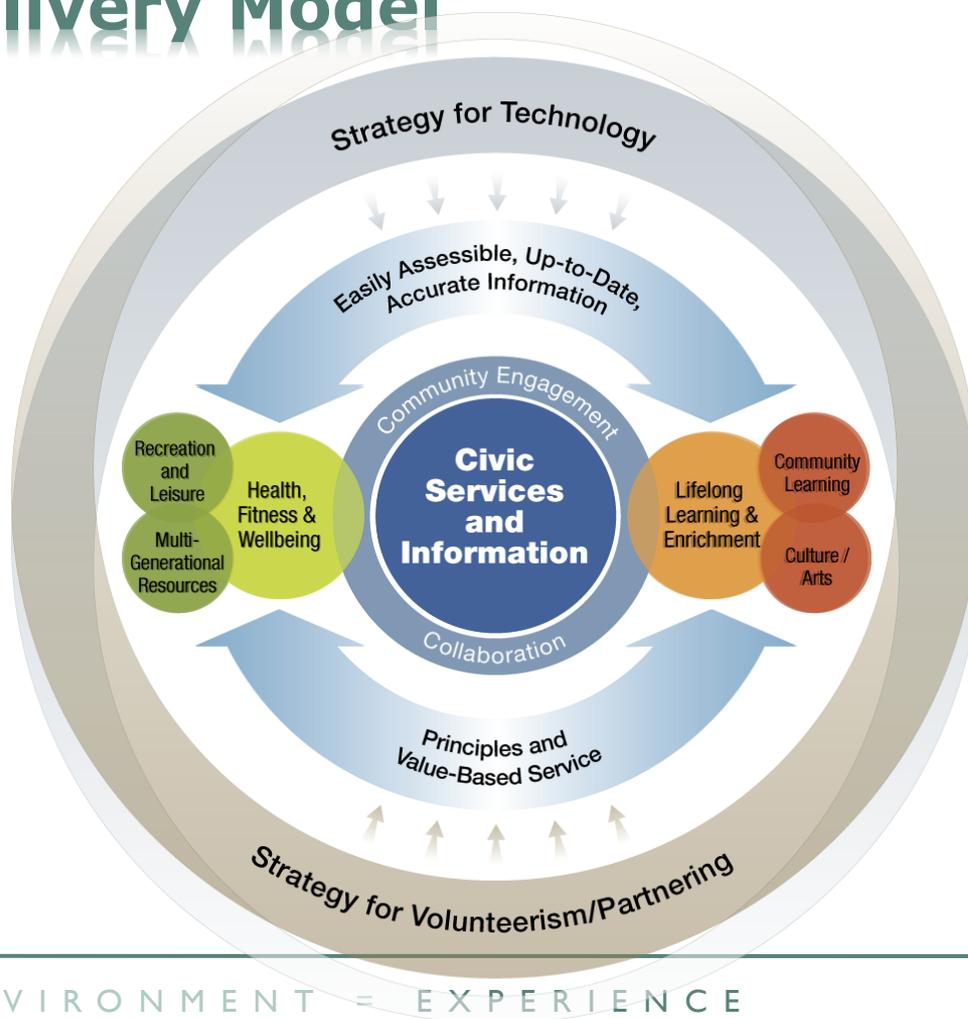
Plan of Service – Service Concept

- ❑ *Civic Services & Community Information Hub*
 - Principle and Value Based Service
 - Easily Accessible, Up-to-Date, Accurate Information
- ❑ *Community Engagement & Collaboration*
 - Ongoing, Adaptability to Community Needs
 - Meaningful, Personalized Human Interaction
 - Symbiotic Relationship Volunteerism and Service Organizations
- ❑ *Lifelong Learning & Enrichment*
 - Community Learning as a Way of Life
 - Cultural and Arts Experiences
- ❑ *Health Fitness & Wellbeing*
 - Holistic Approach to Resources for Multi-Generational Community
 - Recreation and Leisure Activities for Whole Community





Service Delivery Model





Program

Comparison

Uses Considered

Final Program Elements

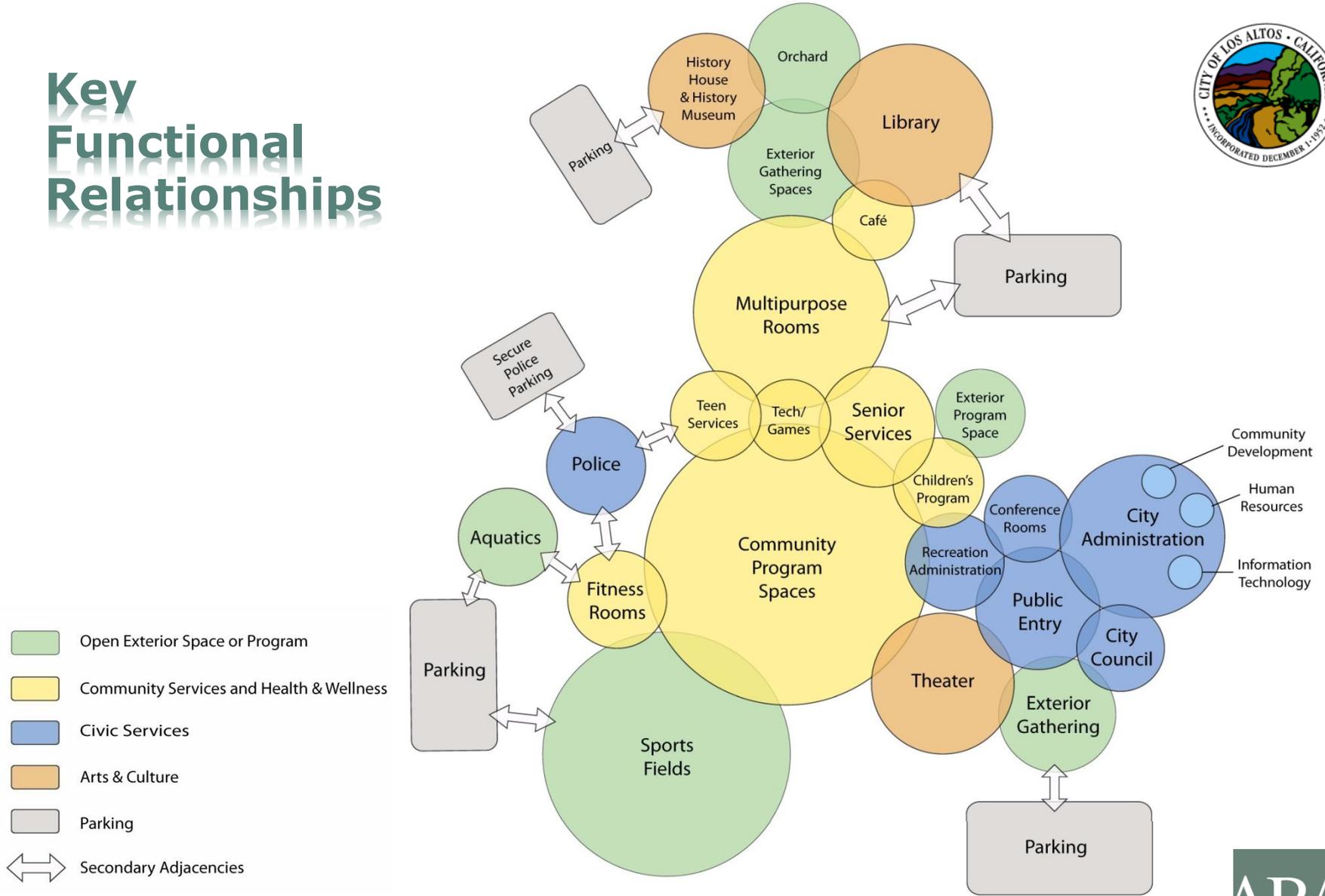




Facility Program Comparisons

Program Element	Existing Facilities	Space Allocation Study (w/35% Growth), Library and Pool Needs Assessments	Proposed Master Plan Program (10/20/08)	Proposed Master Plan Program (12/16/08)
Civic Services	9,882 sf	13,325 sf	23,562 sf	19,880 sf
Police Department	11,641 sf	15,857 sf	18,814 sf	18,814 sf
Community Center	33,970 sf + 6,350 sf circulation= 40,320 sf	36,960 sf	76,005 sf	55,600 sf
Multi-Purpose Theater	4,570 sf	N/A	32,743 sf	12,500 sf
Library	28,050 sf	39,440 sf	47,866 sf *Depending on Renovation or New Facility and Height	47,866 sf *Depending on Renovation or New Facility and Height
Swim Facility	*Unknown	22,414 sf *Includes One Pool + Water Play Feature	39,860 sf *Includes Two Pools + Water Play Feature	39,860 sf *Includes Two Pools + Water Play Feature
Exterior Spaces	*Unknown	*Unknown	266,805 sf Program 171,350 sf Parking	266,805 sf Program TBD Parking

Key Functional Relationships





Final Program Elements

❑ Civic Services - 19,880 gross sf

- Enhanced, Accessible Public Lobby and Staff / Public Interaction Space
- Accessible Public Restrooms
- Sufficient Offices for Current and Anticipated Staff Positions
- Increased Access to Conference Space for both Staff and Staff / Public Use
- Enhanced City Council Chambers and Amenities

❑ Police Program – 18,815 gross sf

- Enhanced Facility Structure to meet Current Essential Services and other Codes
- Increased Staff and Materials Storage Areas
- Provision of Appropriate Emergency Operations Center
- Upgraded Facilities for Processing Areas, including Separated Male / Female Processing Areas



Final Program Elements

☐ **Swim Facility** – 39,860 gross sf

- Included Full EIR Program (from April 2004)
- Two Pools plus Waterplay Feature
- Inclusion of Restroom and Locker Facilities
- Parking Requirements from Full EIR Program Included (126 Spaces)

☐ **Library Facility** – 47,866 gross sf

- Enhanced Library Needs Assessment Program to include New Facility Increases
- Enhanced Display and Increased Capacity of Shelving
- Increased Seating Capacity by ~25% and Public Access Computers by ~50%
- Includes Space for Friends of the Library Storage and Sales
- Creation of Dedicated Children's Programming Space
- Increased Processing and Staff Space



Final Program Elements

❑ **Multi-Purpose Theater** – 12,500 gross sf

- 200 Seat Theater (Compared to Current 99 Seats)
- Full Fly Space or Modified Fly Space Possible
- Audience Support Spaces (Box Office, Lobby, Concessions, Restrooms, etc.)
- Enhanced Performer Dressing/Toilet/Makeup Space
- Some On-Site Storage & Construction Space

❑ **Community Center** – 55,600 gross sf

- Increase in Program Rooms for Recreation Programming
- Enhanced Fitness Facilities
- Development of a Multi-Generational, Multi-Use Facility
- Enhanced and Increased Community Program and Event Spaces and Storage Capacity
- Upgraded Food Services and Catering Area for Events
- Increased Recreation Administration & Support Space
- Upgraded, Accessible Restrooms and Facilities



Final Program Elements

☐ Exterior Elements

▪ Police Dedicated Parking and Sallyport	12,825 sf
▪ One Regulation Soccer Field	92,000 sf
▪ One Regulation Little League (12 & Under) Baseball Field	50,000 sf
▪ Orchard (0.5 acres)	21,780 sf
▪ Playgrounds for Under 5 and 5+ Children	10,000 sf
▪ Exterior Gathering Spaces & Garden, Picnic/BBQ Area	11,400 sf
▪ 2 Bocce Ball Courts	5,400 sf
▪ Softball Field	48,000 sf
▪ <i>Skate Park</i>	<i>10,000 sf</i>
▪ <i>Additional 2 Bocce Ball Courts</i>	<i>5,400 sf</i>
▪ <i>Second Regulation Soccer Field</i>	<i>92,000 sf</i>



Design Development

Site Analysis

Charette Learning

Design Drivers

3 Scenarios

Master Plan





Existing Site Analysis





Charette Learning

- ❑ Visual Impact along San Antonio is Important
 - What should be on San Antonio – Green Open Space or Structure or Both?
- ❑ Proximity of Theater to Downtown as a Key Driver for its Location
- ❑ Maximize Open Space as a High Priority
 - Maximize Building Density and Structured Parking
 - Potential for Reduction in Program
- ❑ Internal Site Pedestrian Access was Preferable
- ❑ Parking should be Convenient and Accessible
 - Locate Parking Adjacent to Facilities
 - Goal to have Less Surface Parking and Concentrate Parking Underground if affordable





Charette Learning

- ❑ Grouped Recreational Uses / Fields Together and Civic Services Together
- ❑ Noise and Structure Height Considerations for Adjacent Properties
- ❑ Location of Police as a Key Driver to the Site Layout
 - Police as a Phasing Driver, then Demolish Youth Center
 - Challenge of Location of Mono-Pole versus Direct Access to Street
- ❑ Phasing Sequence – General Conclusions
 - Use of Baseball Field as Staging Area and Hillview as a Flexible Space during Phasing



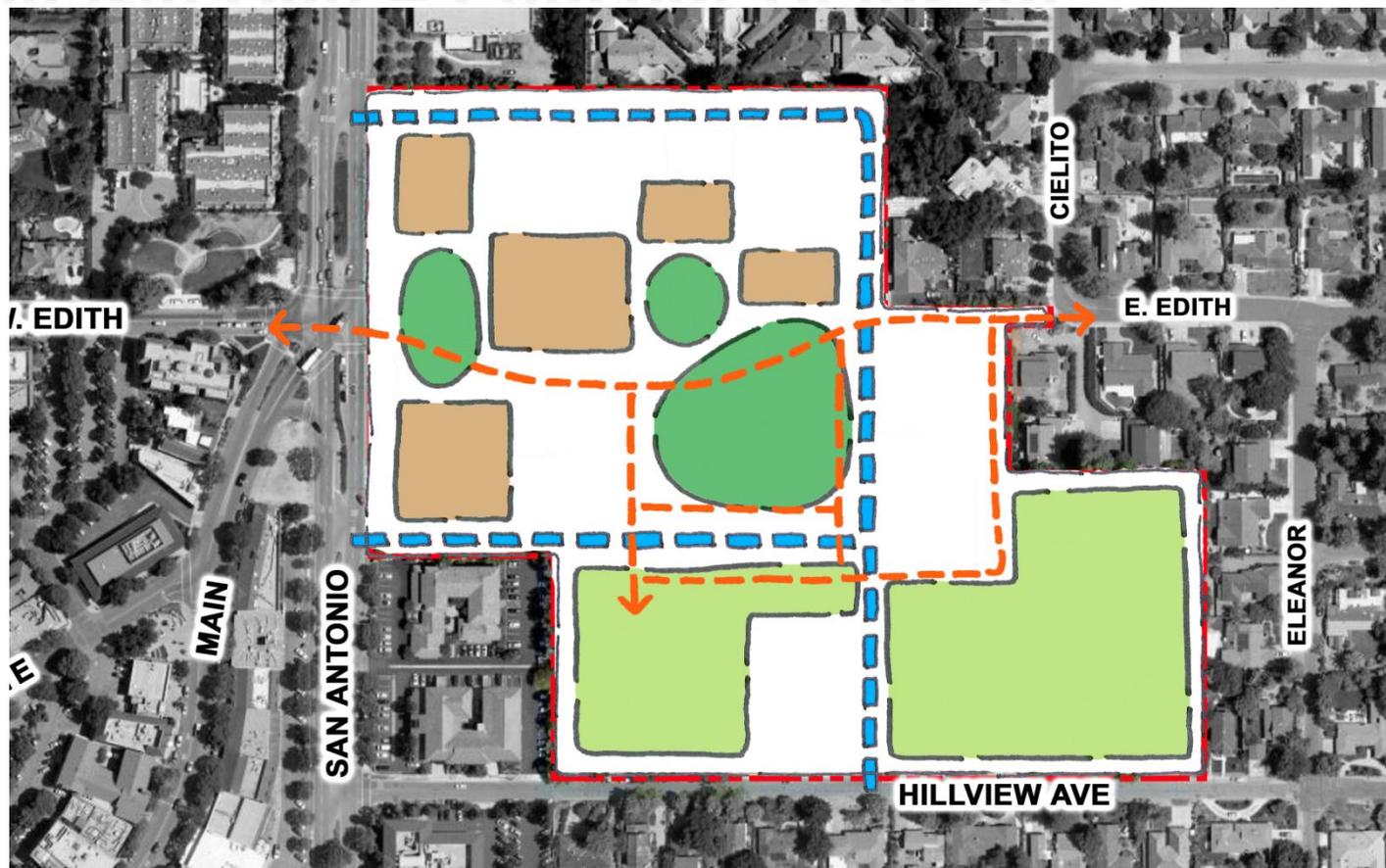


Design Drivers

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a Village Feel
- Safe Vehicle & Pedestrian Access
- Maximized Shared Use of Program Elements
- Promotion of Los Altos History
- Enlarged & Enhanced Open Space
- Phasing Strategy Impacts
- Minimizing Exiting to / from Hillview
- Neighborhood Residential Concerns
- Neighborhood Commercial Concerns
- Protection of Significant Trees
- Sustainably Designed & Efficient Facilities
- Cost

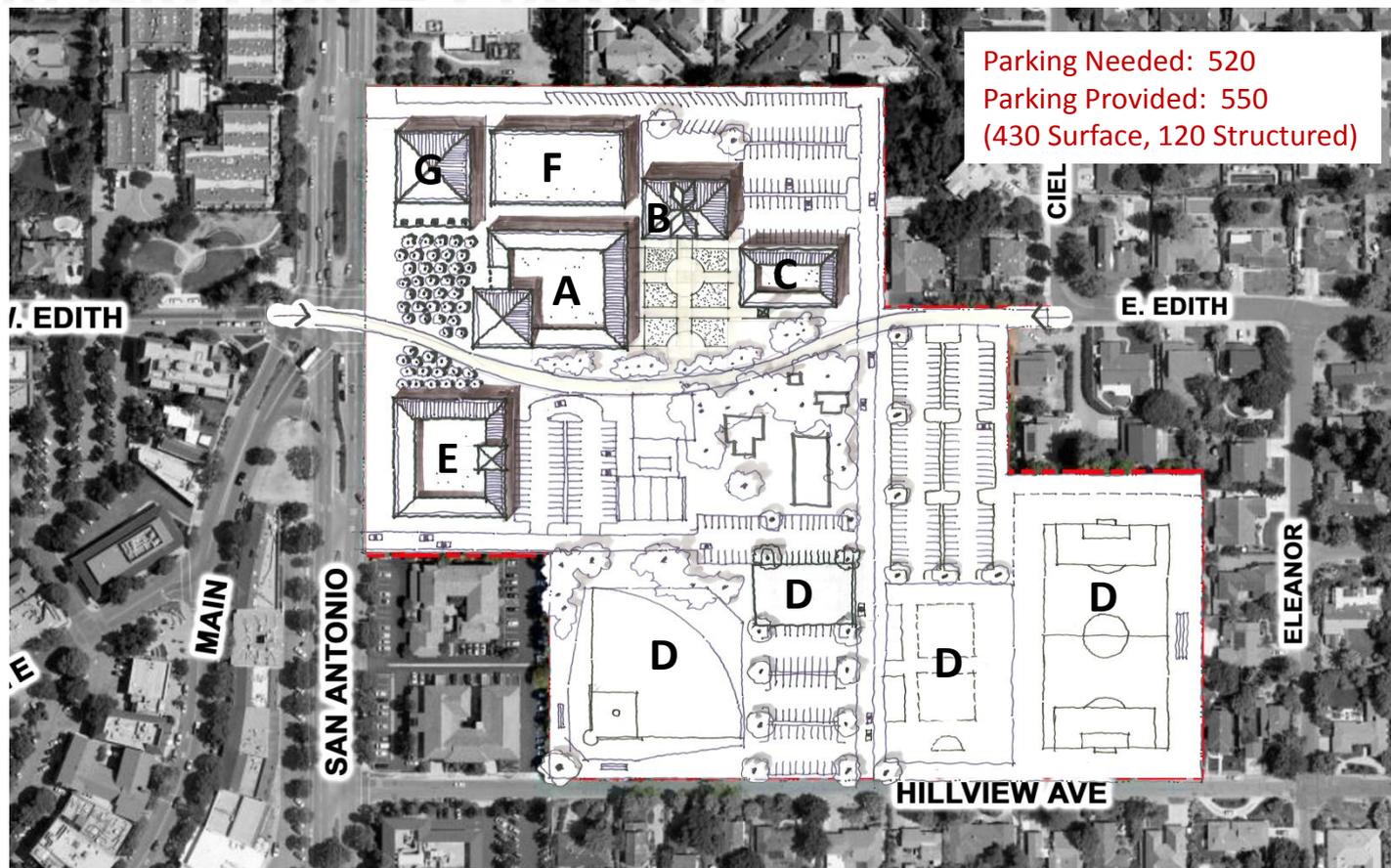


Scenario One – Concept Diagram



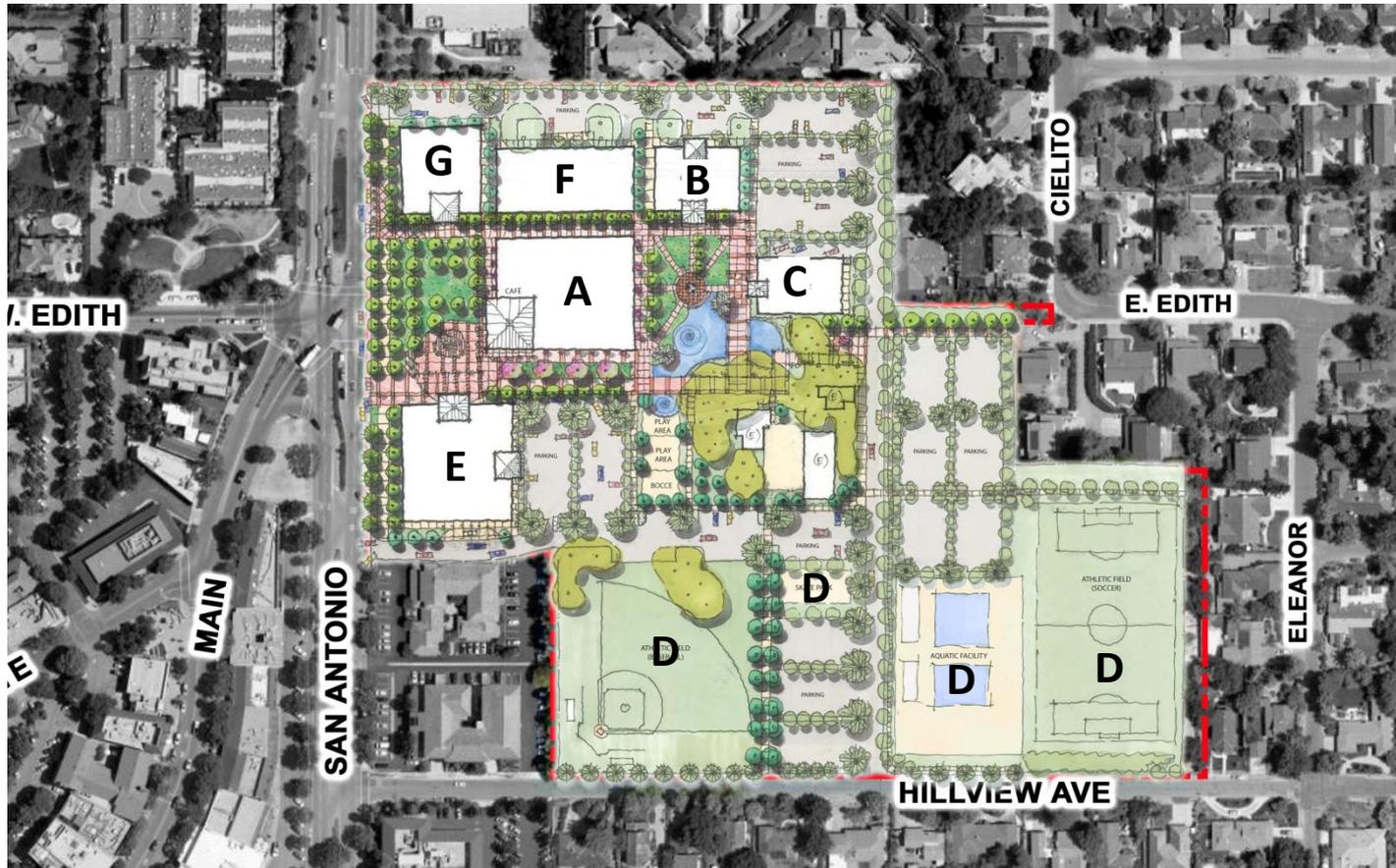


Scenario One – Concept





Scenario One





Feedback from Community

❑ Scheme I

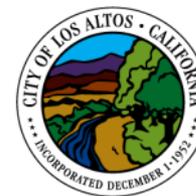
- Concern with Heavy Traffic Flow and Parking Load to Accommodate Programs
- Resolve Potential Conflict with Overlapping Library and Community Center Traffic and Parking
- Theater Would Be Better Located Downtown
- Bocce Ball Courts Better Located Near Senior Lounge
- Baseball
 - Concern with Stray Foul Balls onto Hillview
 - No Baseball during Phasing
- Parking and Roads Adjacent to Neighbors Needs Landscape Buffer
- Site Layout Feels Too Rectilinear and Formal



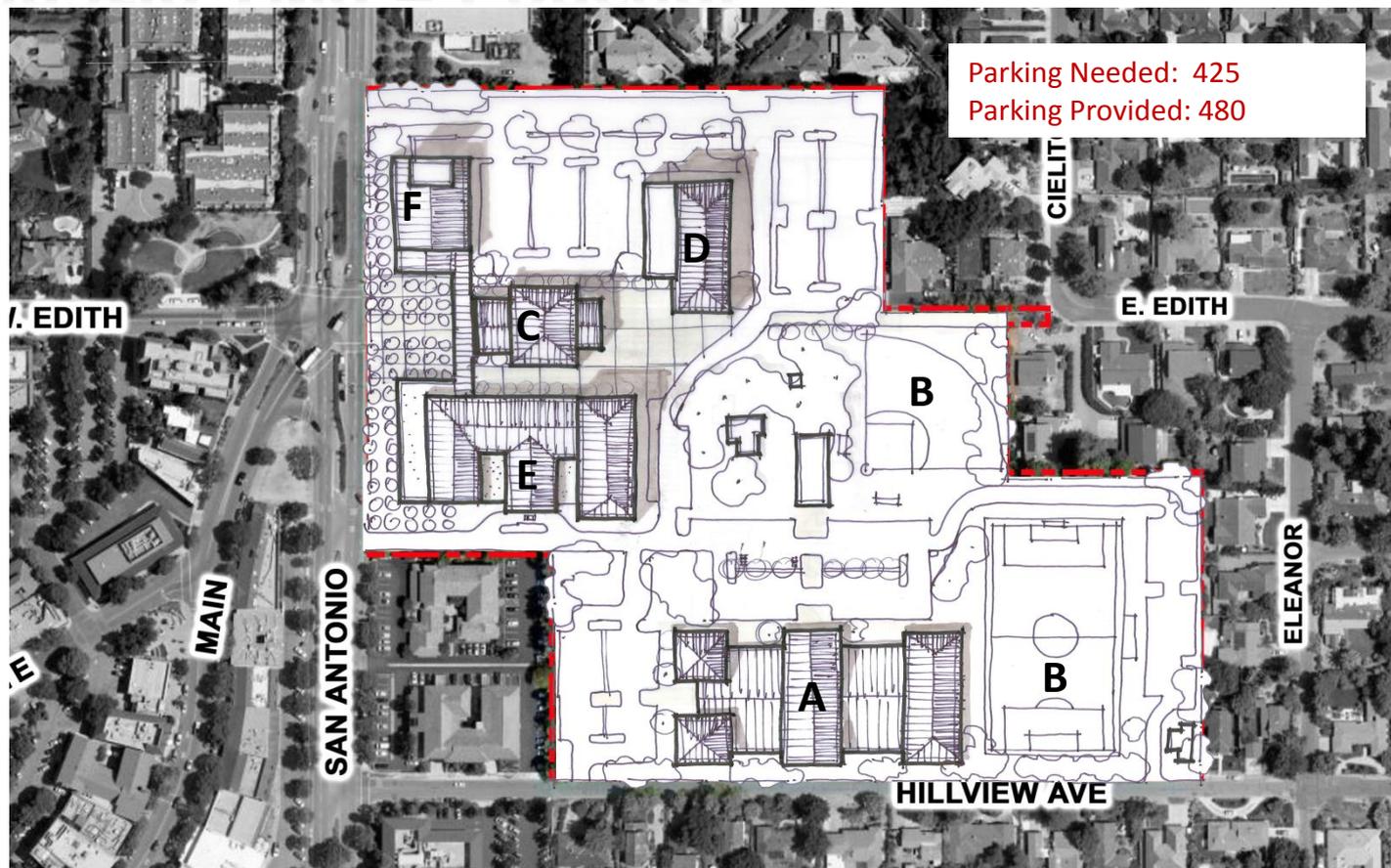


Scenario Two – Concept Diagram



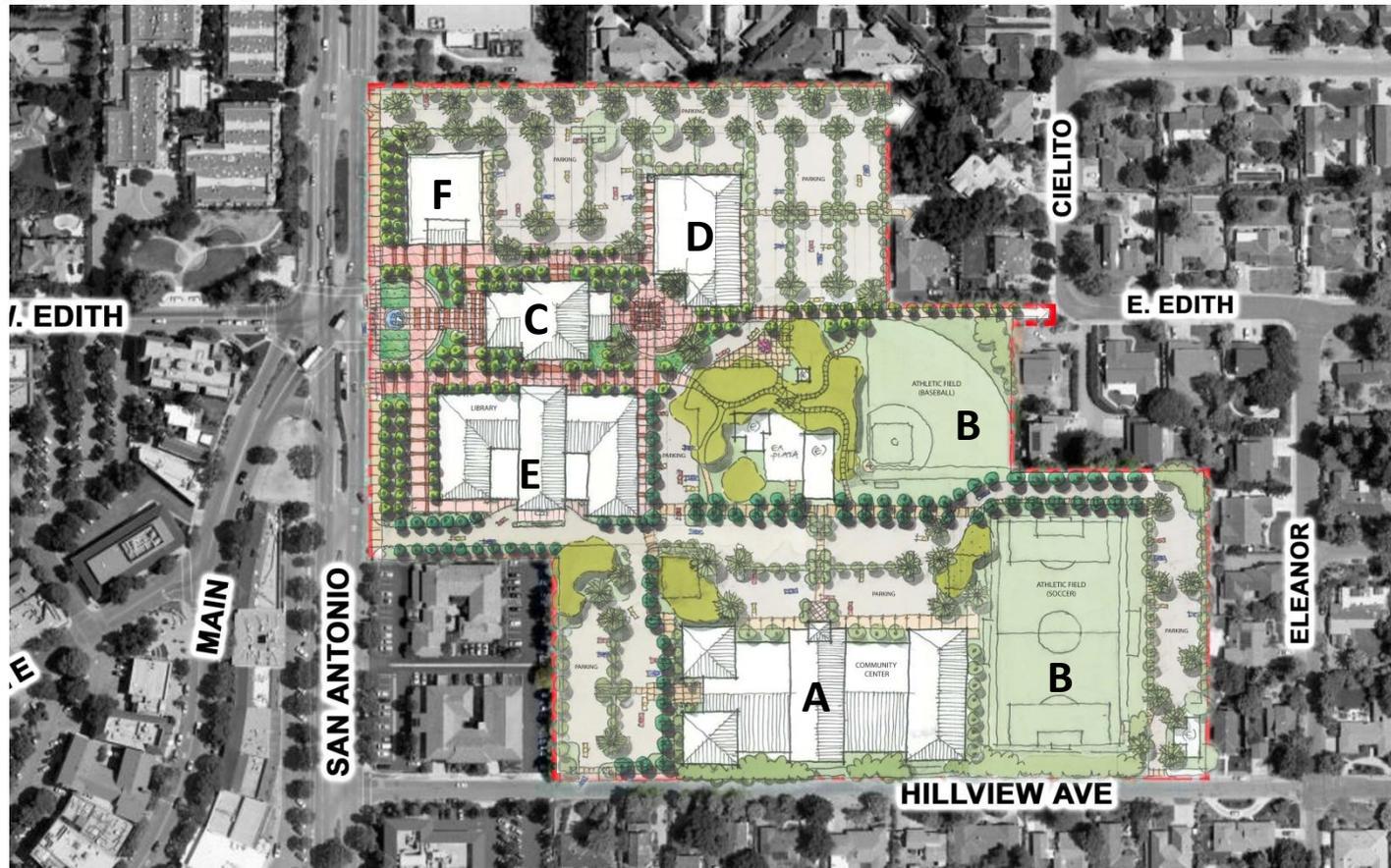


Scenario Two – Concept





Scenario Two





Feedback from Community

❑ Scheme II

- Community Center Has No Civic Presence from San Antonio
- Insufficient Parking Adjacent to Library
 - Limited Accessible Parking
 - Majority of Parking across Roadway
- Police too Far from San Antonio
- Phasing is Least Disruptive to Existing Uses
- Least Amount of Construction and Cost
- No Pool, No Skate and Library Remodel
- Appreciate Meeting Parking Requirements with Library Remodel



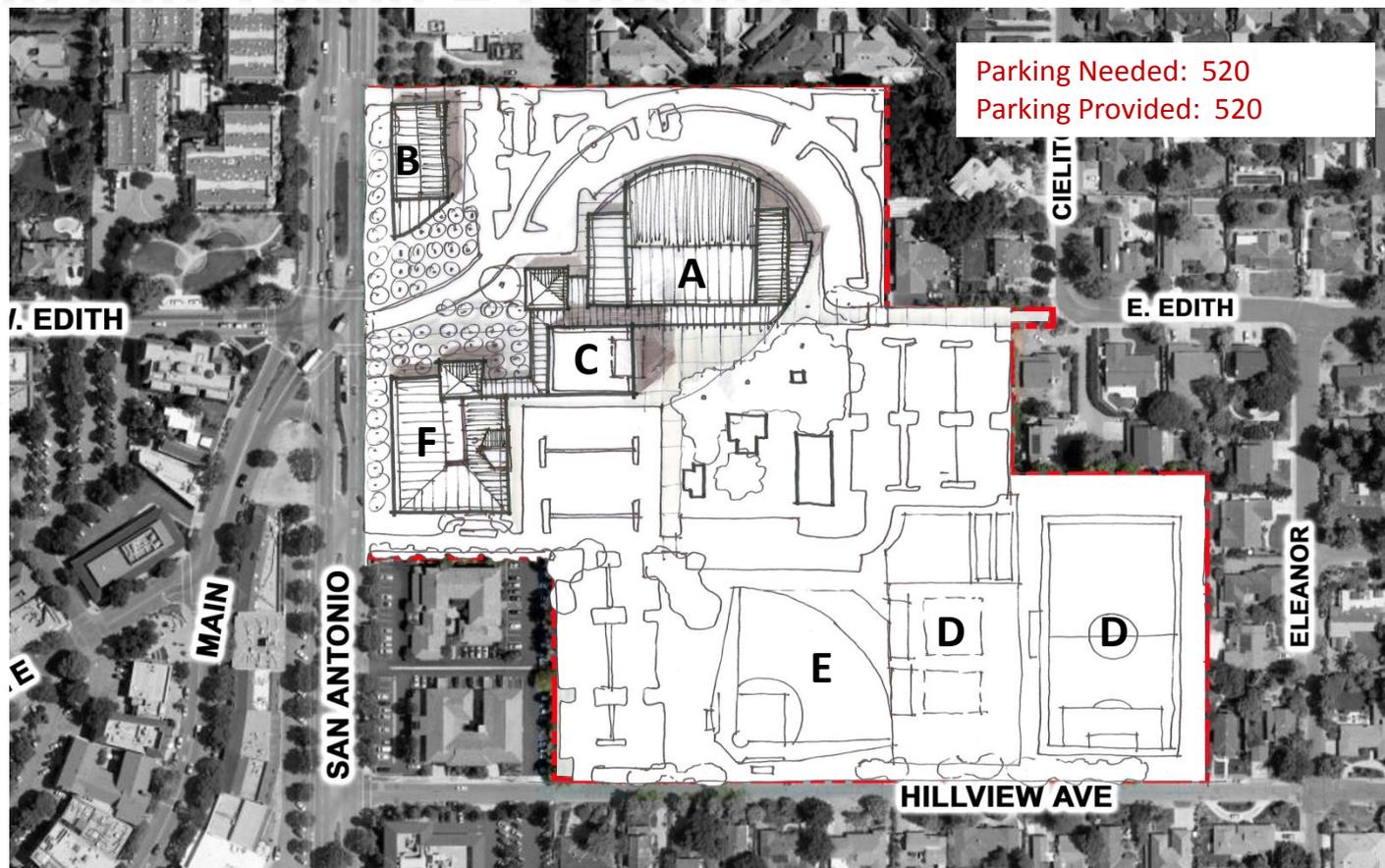


Scenario Three – Concept Diagram



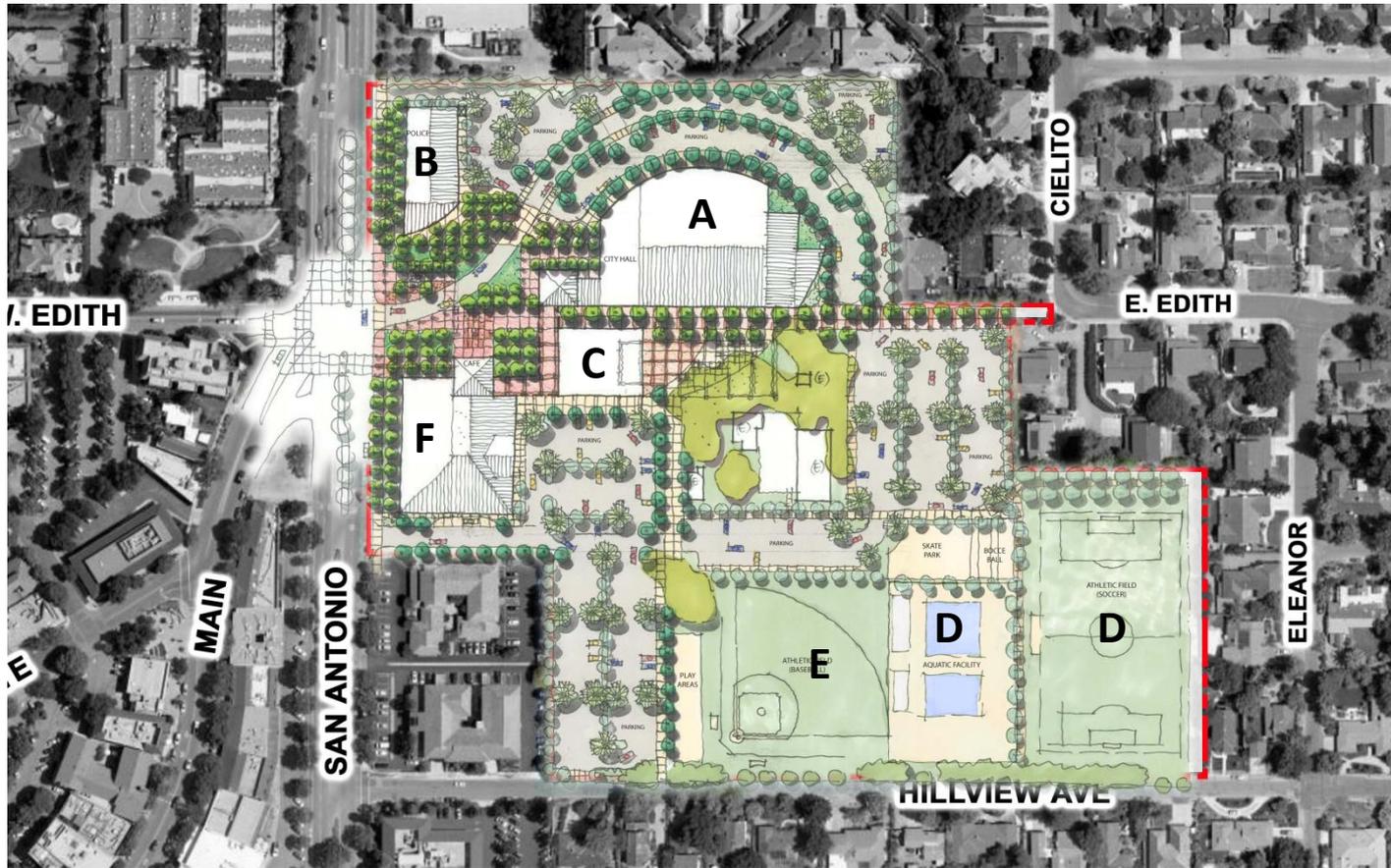


Scenario Three – Concept





Scenario Three



GATES + ASSOCIATES





Feedback from Community

❑ Scheme III

- Like Organic Curve and Flow of Site Layout
- Best Connectivity to Downtown
- Consider Increase in Parking Adjacent to Library (above grade or below grade)
- Street and Parking Adjacency to Neighbors Needs Landscape Buffer
- Like City Hall / Community Center Combination
- Baseball
 - Concern with Stray Foul Balls onto Hillview
 - No Baseball during Phasing
- Pedestrian Access to Orchard should be Enhanced





Design Drivers	Scenario One	Scenario Two	Scenario Three
Connectivity to Downtown	Good Civic Presence	Good Village Aesthetic	Excellent Main Street Connection
Safe Vehicle and Pedestrian Access	Very Good	Reduced	Good
Enlarged and Enhanced Open Space	Very Good	Reduced	Good
Protection of Significant Trees	Good	Very Good	Good
Promotion of Los Altos History	Very Good	Good	Very Good
Maximized Shared Use of Program Elements	Very Good	Good	Excellent
Establishment of Multi-Generational Facilities	Good	Reduced	Very Good
Sustainably Designed and Efficient Facilities	Very Good	Good	Very Good
Contextual Aesthetic that Maintains a Village Feel	Two Story Campus	Single Story, Similar to Existing	Two Story Campus
Neighborhood Residential Concerns	Some Concerns	Less Concerns	Some Concerns
Neighborhood Commercial Concerns	Very Good	Good	Good
Minimizing Exiting to / from Hillview	Single at Existing	Two Exits	Single Exit
Phasing Strategy Impacts	Minimal	Some Impacts	Minimal
Cost	\$\$\$\$	\$\$\$	\$\$\$\$



Overall Community Feedback





Feedback from Community – Overall Program Comments

- ❑ Pool Debate
 - The Question is not Pool Yes or Pool No, but Pool Where? Located Here or Elsewhere?
 - Noise Concerns and Sound Buffering Strategies
- ❑ Skate Park Debate –
 - Yes and No? Here or Not?
 - If We Build It Will They Come?
- ❑ Neutra House Debate –
 - Is it Better Where It Is – Adjacent to the Community Foundation?
 - Is It Better as Part of the Historic Woodland – Closer to the Community Center Uses?
- ❑ Play Fields Debate
 - Disruption to Existing Programs and Phasing
 - Noise Concerns
 - Hours of Operation
 - Is either Baseball or Soccer better where it is, even if the size doesn't allow full regulation play?



Feedback from Community – Overall Program Comments

❑ Site Discussion Points

- Incorporation of Bicycle Pathways
- Orchard – Debate over Size, Location and Type
- Plaza on San Antonio – Debate over Functionality , Size and Use
- History House – Pedestrian Paths Should Not Be Located in Special Event Spaces
- Majority Favor Police Located Close to San Antonio
- Request for a Pedestrian Loop around Site with Landscape Buffer

❑ Parking Discussion Points

- Revisit Underground Parking and Assess Cost Benefit
- Verify Sufficient Parking On-Site
- Consideration of Proximity for Overlapping Heavy Uses
- Provision of Accessible Drop-Off and Parking Adjacent to Facilities

❑ Aesthetic Discussion Points

- Complaints of Visibility of Police Monopole
- Scale of Buildings Should Consider Residential Neighbors



Feedback from Community – Overall Comments

- ❑ Concerns By and For Residential Neighbors
 - Noise Concerns
 - Consider Landscape Buffer Zones to Minimize Impacts
 - Parking and Traffic Proximity
 - Requests No Construction Access through Residential Neighborhood
 - Minimize or Exclude Access to the Site from Hillview
- ❑ Concern for Non-City Programs
 - Fair Market Value Rental Impacts
 - Rise in Cost of Existing Partner Programs
- ❑ Concern for Safety at Crosswalks at San Antonio and Edith
- ❑ Consider Basements in Buildings
 - Lower Overall Building Height
 - Ability to Expand Program Space
 - Potential Location for Support Spaces

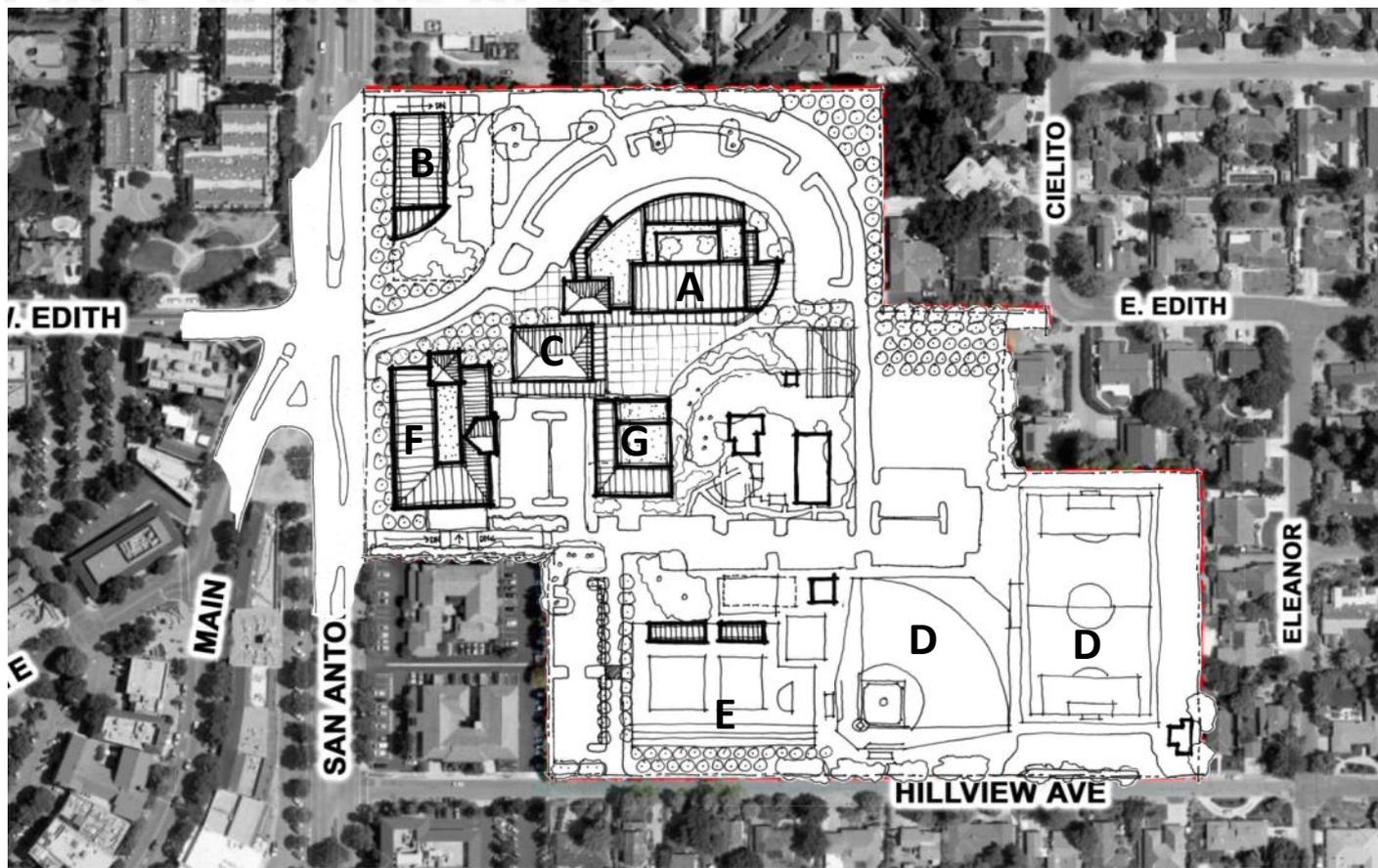


Feedback from Community – General Comments

- ❑ Questioned Increase in Program Size for a Low Growth Community
- ❑ There is a Need for Change, the Existing Facilities are Shameful
- ❑ Preserve Character of Los Altos – Historic Tradition with Understated Elegance
- ❑ Focus on Sustainability Strategies when Designing Facilities
- ❑ Be Considerate of Senior Needs
- ❑ Demographics of Attendees – Concern that Outreach is Not Accessing a Diverse Community Cross-Section
- ❑ Financing and Funding – Be Attentive to Operations / Maintenance Costs
- ❑ Consider Los Altos Hills Residents Use when Identifying Funding and Financing Strategies
- ❑ Think Long Term Rather than the Current State – What is Right for the Community for Future Generations



LACC Master Plan



- A Community Center**
- B Police**
- C City Hall**
- D Play Fields**
- E Swim Facility**
- F Library**
- G Theater**





LACC Master Plan



- A Community Center**
- B Police**
- C City Hall**
- D Play Fields**
- E Swim Facility**
- F Library**



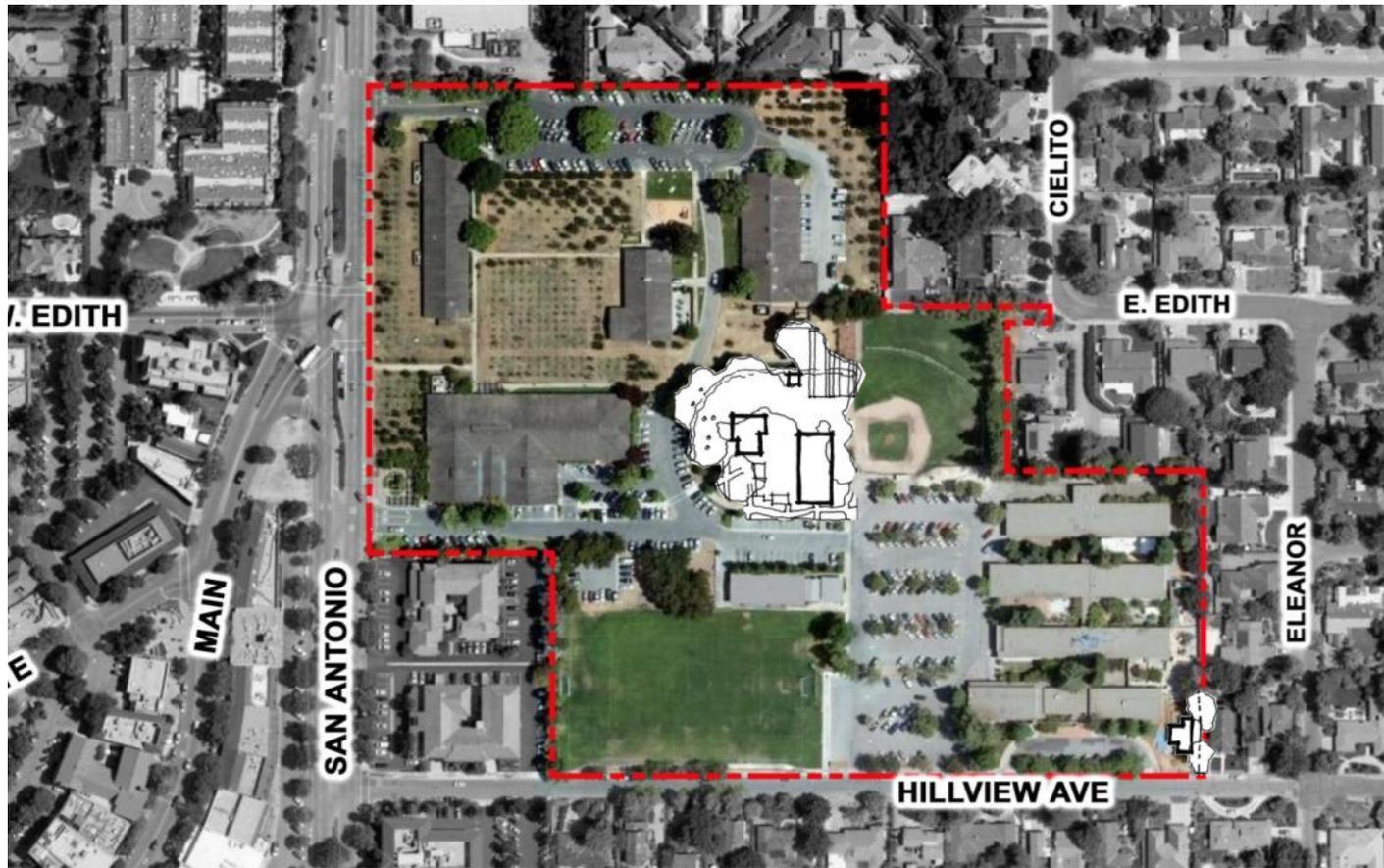


Phasing





Existing to Remain





Phase I



- A Community Center**
- B Police**
- C City Hall**



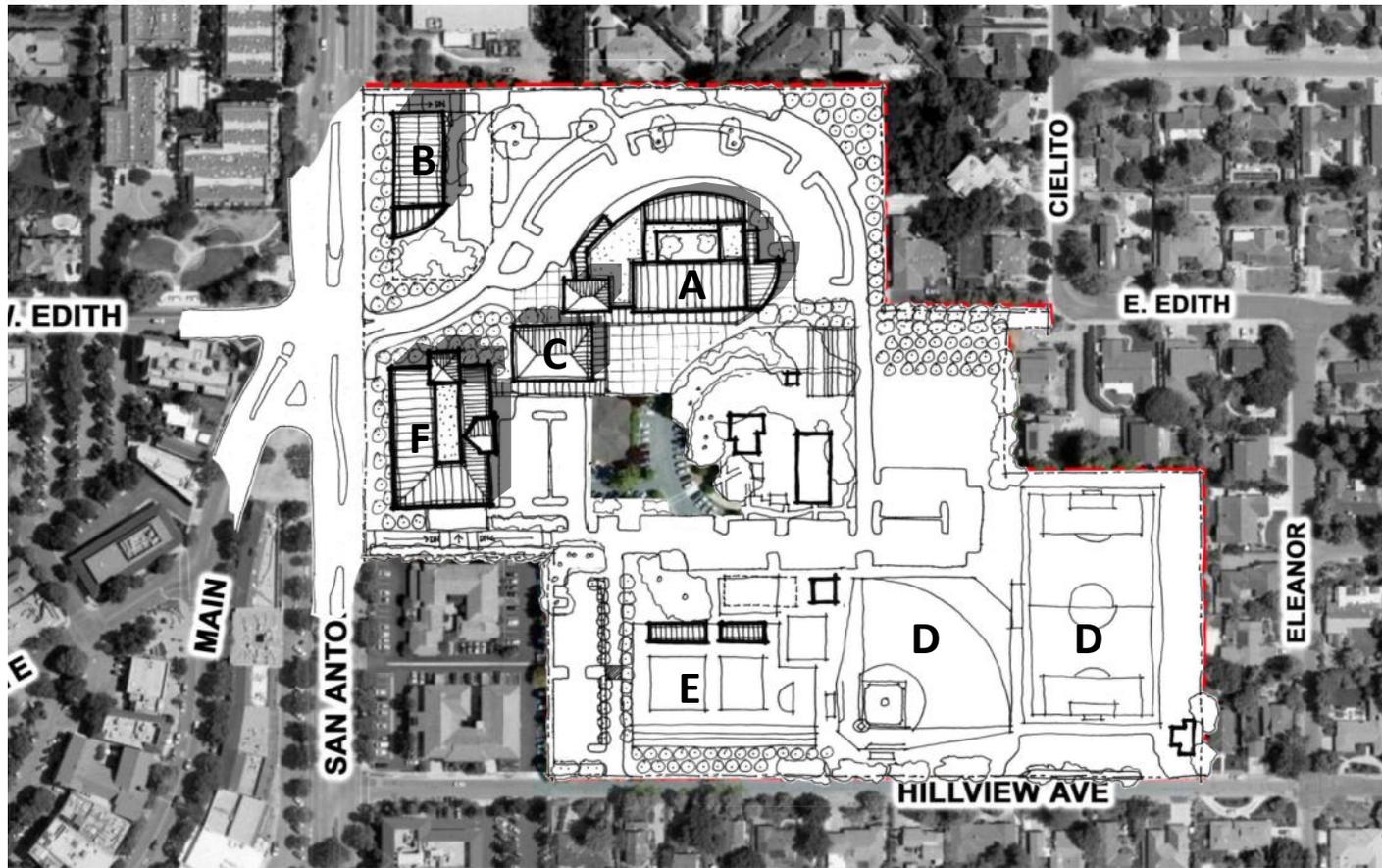
Phase II



- A Community Center**
- B Police**
- C City Hall**
- D Play Fields**
- E Swim Facility**



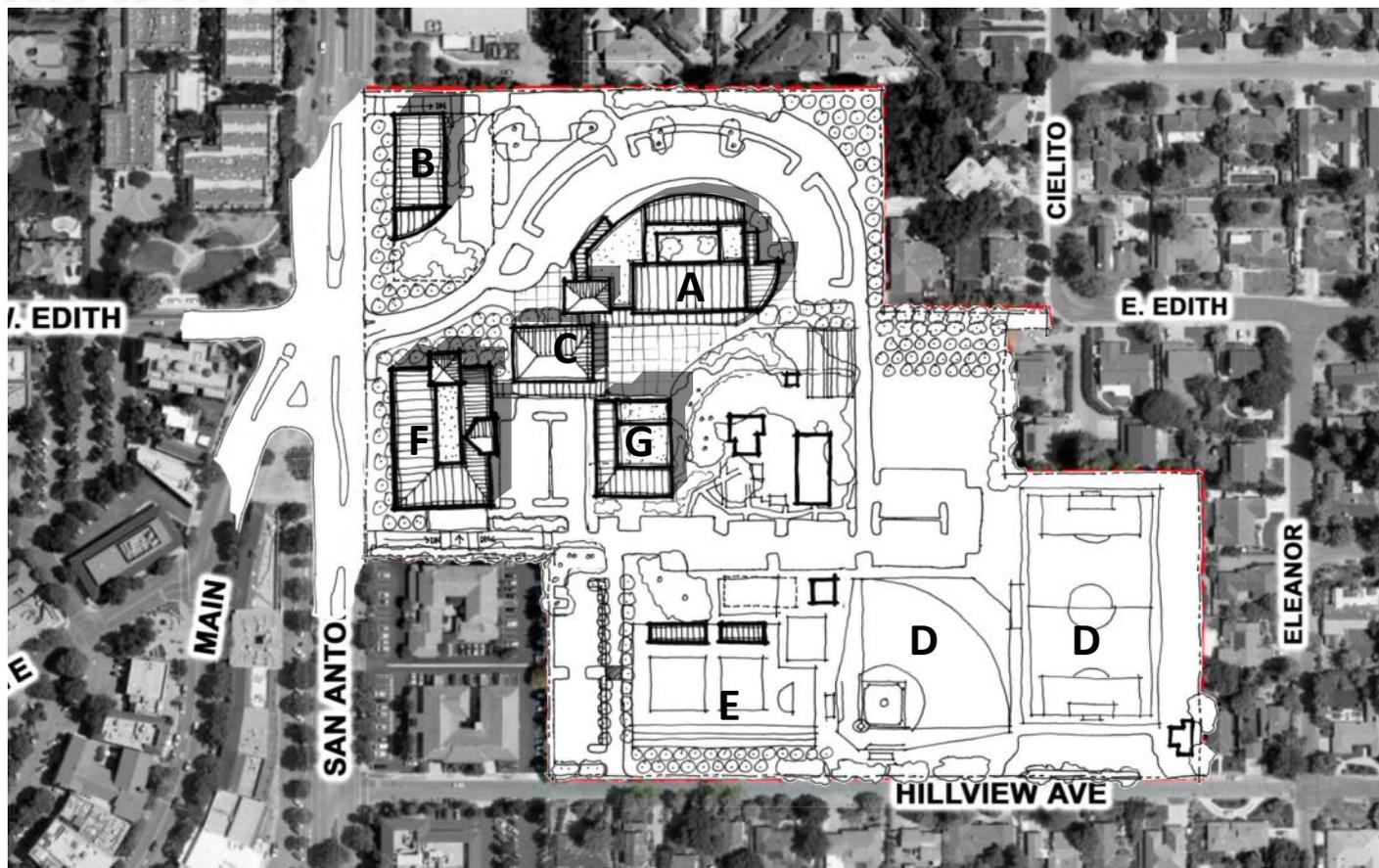
Phase III



- A Community Center**
- B Police**
- C City Hall**
- D Play Fields**
- E Swim Facility**
- F Library**



Phase IV



- A Community Center**
- B Police**
- C City Hall**
- D Play Fields**
- E Swim Facility**
- F Library**
- G Theater**



Parking

Parking Calculations

Parking Phasing



Final Parking Calculation

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Hall Staff	1 per 1 employees	45	45
City Hall Pool Cars	1 per 1 Vehicle	10	10
City Hall Visitors	-	10	10
City Hall Council Chambers	1 per 2 seats	200 seating capacity	*(100)
Recreation (Including Staff)	1 per 300 SF (Public Space)	55,600 SF	185
Police Staff (Secured)	1 per 2 employees	60	30
Police Staff Patrol and Department Cars (Secured)	1 per 1 Vehicle	36	36
Police Visitors	-	5	5
Library (including Staff)	1 per 400 SF (Public Space)	47,866 SF	120
History House and History Museum	-	Maintain Existing Usage	44
Swim Center	-	126 (per EIR)	80
Baseball	1:1	15 players/team + coach	*(32)
Soccer	1:1	22 players/team + coach	*(46)
Theater	1 per 4 seats required	200 seats	*(50)
	Existing 343 spaces	TOTAL	565

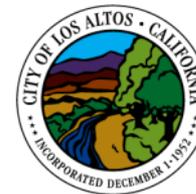
*Assumes Shared Use of these Spaces



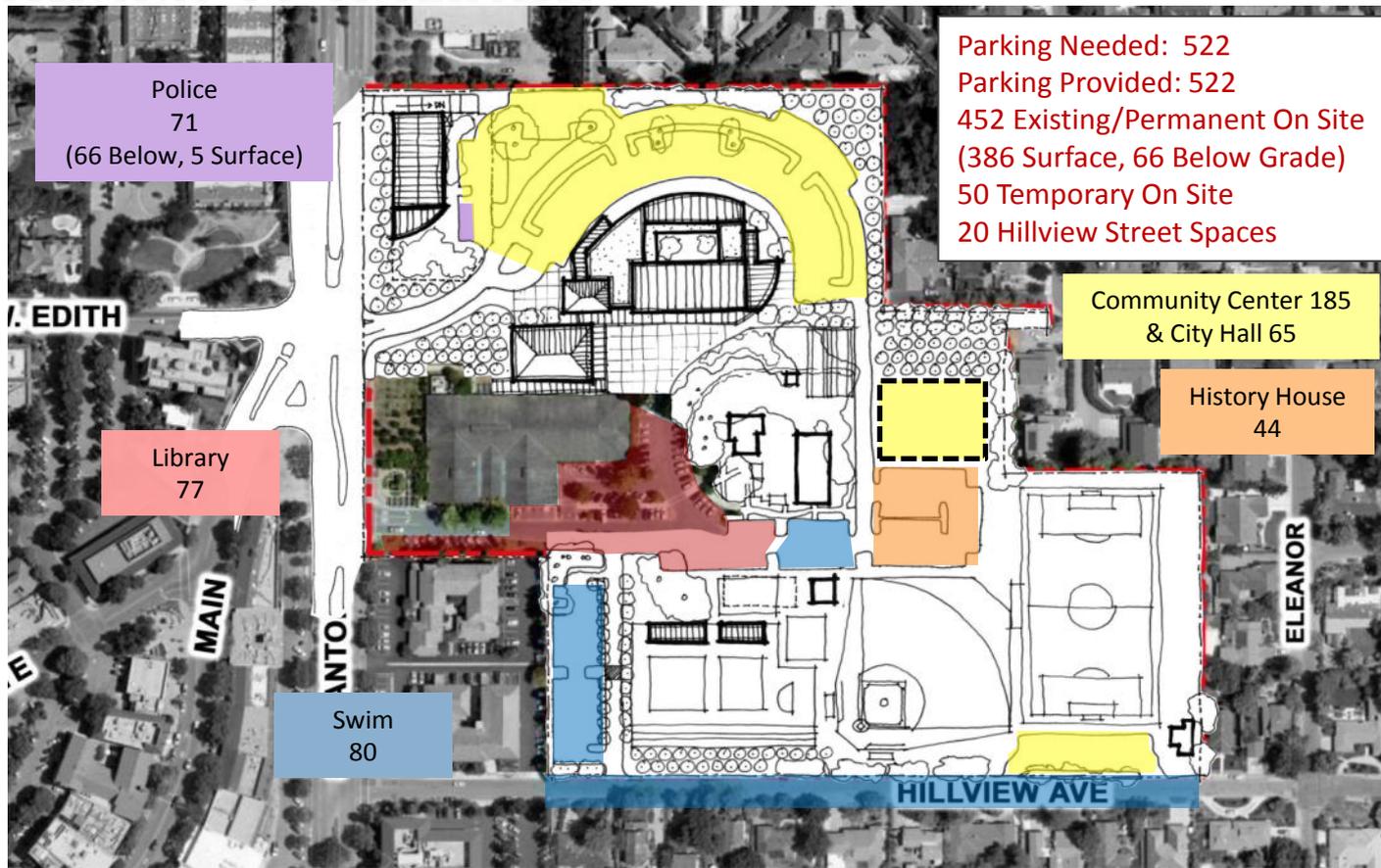


Phase I Parking



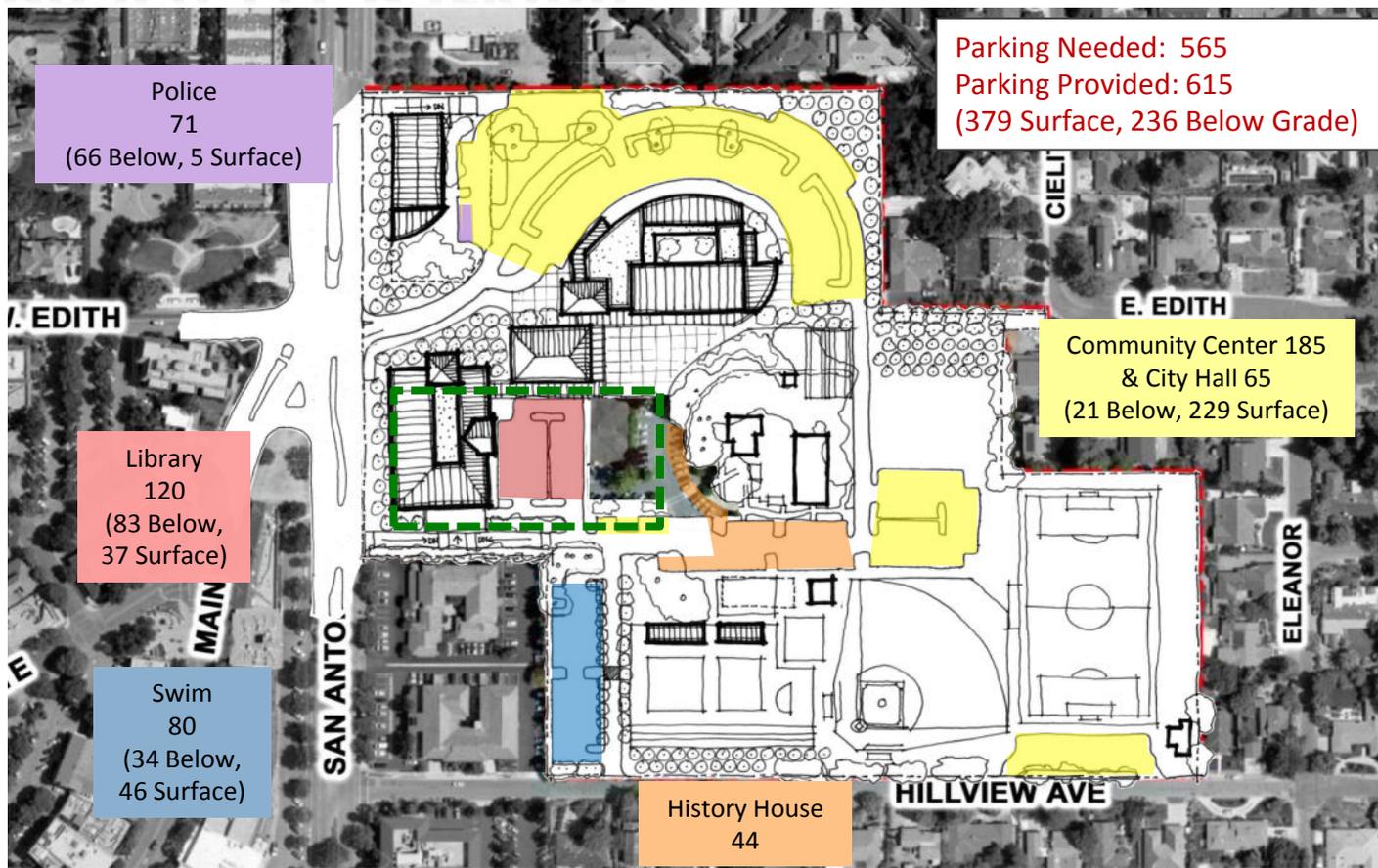


Phase II Parking



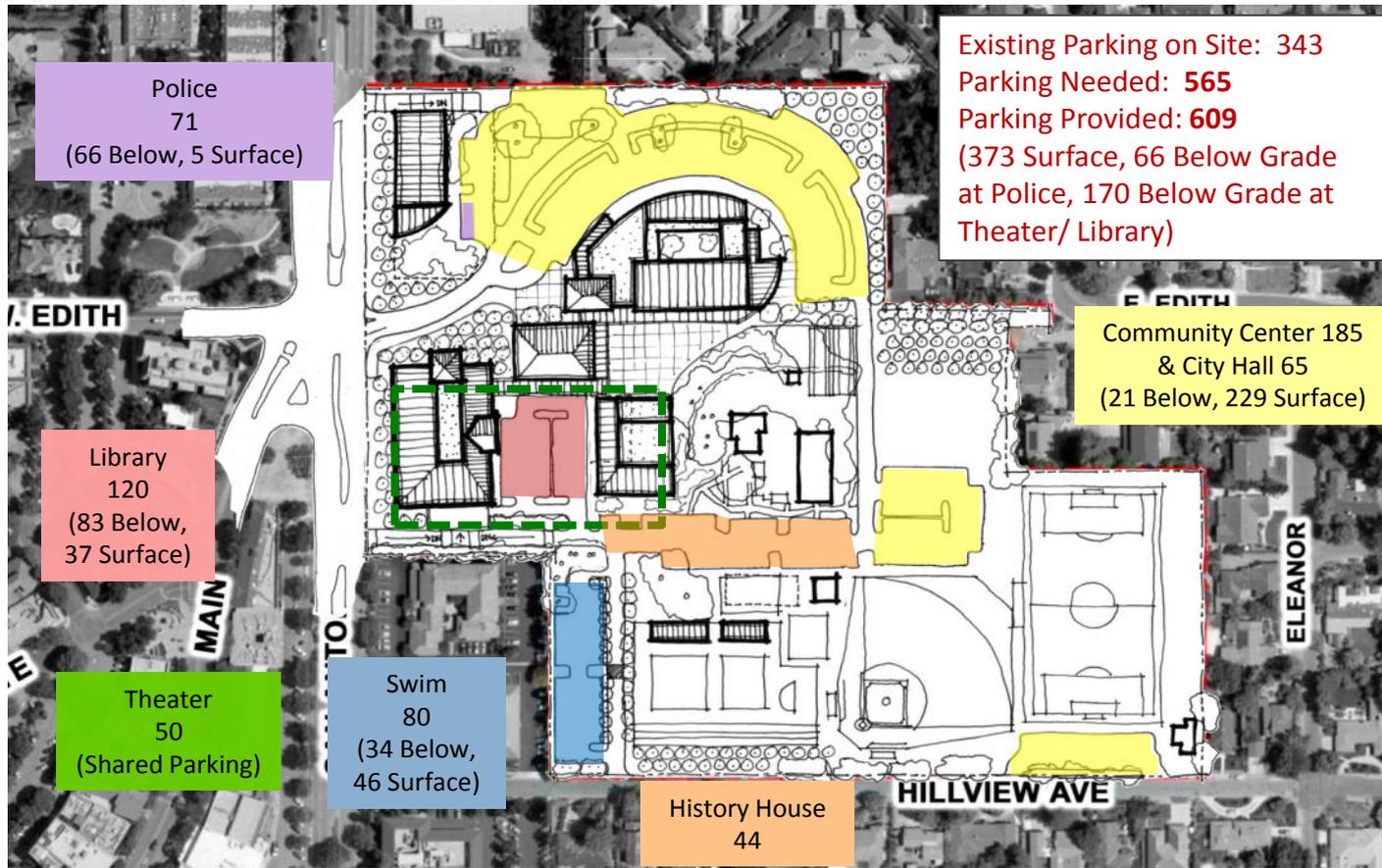


Phase III Parking





Phase IV Parking





Cost Model





Cost Model Components

❑ Cost Model vs. Cost Estimate

❑ Pieces of a Cost Model

- **Hard Costs** = *The direct costs to construct a building or structure, otherwise known as "brick and mortar" costs.*
 - Building and Site Costs, Design Contingency, Contractor Overhead and Profit, Change Order Contingency
- **Soft Costs** = *Expenses, other than hard costs, incurred in developing a project*
 - Design Fees, Permits, Testing and Inspections
- **Escalation**
 - Assumption of Project Time Frame, Unpredictable
 - Estimated from Historic Data
- **Contingencies**
- **Other Soft Costs**
 - Furniture, Fixtures and Equipment (FFE), Project Contingency, etc.



Cost Model Assumptions

- ❑ Schedule Assumptions by Phase *(for modeling purposes only)*
 - Phase I – Mid Point of Construction – May 2013
 - Phase II – Mid Point of Construction – May 2015
 - Phase III – Mid Point of Construction – May 2016
 - Phase IV – Mid Point of Construction – May 2016
- ❑ Construction Delivery
 - Competitively Bid, Minimum of 5 Qualified Bids
 - Contractor to Pay Prevailing Wages
 - No Phasing Priority Assumptions have been Made
 - Full Site Access for General Contractor During Normal Business Hours
- ❑ This Cost Model is Not a Cost Estimate - Provides Budgetary Numbers
- ❑ This Cost Model Does Not Include:
 - Furniture, Fixtures and Equipment
 - Cost of Financing
 - Moving Expenses
 - Temporary Operational Expenses
 - Regulatory Fees
 - City Staff Time



Conceptual Cost Model – (Review) Phase I – Community Center/City Hall/Police

		Preferred Scenario	
Program	Unit	Area/sf	Cost
Demolition (LAYC, Police, City Hall and Community Center)			\$ 777,510
Site Work			\$ 3,793,233
Community Center	\$ 330	55,600	\$ 18,347,838
City Hall Facility	\$ 340	19,880	\$ 6,759,200
Police Facility	\$ 325	18,814	\$ 6,114,550
Police Garage	\$ 115	25,600	\$ 2,944,000
Hard Costs Subtotal			\$ 38,736,331
C.O. Contingency	10%		\$ 3,873,633
General Conditions	8%		\$ 3,098,906
Profit	6%		\$ 2,324,180
Bonds/Insurance	2.5%		\$ 968,408
Hard Costs Total			\$ 49,001,458

		Preferred Scenario
Program	Unit	Cost
Hard Costs Total		\$ 49,001,458
Soft Costs	35 %	\$ 17,150,510
Project Subtotal		\$ 66,151,968
Escalation	*13%	\$ 8,599,756
Project Contingency	10 %	\$ 6,615,197
Total Estimated Phase Costs		\$ 81,366,921

* Escalation: 3% for 5 years, compounding annually to mid-point of construction in 2013

10% Above Modeled Cost	\$ 89,503,613
20% Above Modeled Cost	\$ 97,640,305
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



Conceptual Cost Model - *(Revised)* Phase II – Athletic Fields/Parking/Swim

		Preferred Scenario	
Program	Unit	Area/sf	Cost
Site Work			\$ 3,545,504
Swim Facility	-	-	\$ 4,085,224
Hard Costs Subtotal			\$ 7,630,728
C.O. Contingency	10%		\$ 763,073
General Conditions	8%		\$ 610,458
Profit	6%		\$ 457,844
Bonds/Insurance	2.5%		\$ 190,768
Hard Costs Total			\$ 9,652,871

		Preferred Scenario
Program	Unit	Cost
Hard Costs Total		\$ 9,652,871
Soft Costs	35 %	\$ 3,378,505
Project Subtotal		\$ 13,031,376
Escalation	*20%	\$ 2,606,275
Project Contingency	10 %	\$ 1,303,138
Total Estimated Phase Costs		\$ 16,940,788

* Escalation: 3% for 7 years, compounding annually to mid-point of construction in 2015

Reduction of \$375,637

10% Above Modeled Cost	\$ 18,634,867
20% Above Modeled Cost	\$ 20,328,946
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



Conceptual Cost Model - *(Revised)* Phase III – Library (New Facility)

		Preferred Scenario	
Program	Unit	Area/sf	Cost
Site Work			\$ 2,346,072
Parking Garage	\$120	64,401	\$7,728,120
Library	\$ 320	47,866	\$ 15,791,984
Hard Costs Subtotal			\$ 25,866,176
C.O. Contingency	10%		\$ 2,586,618
General Conditions	8%		\$ 2,069,294
Profit	6%		\$ 1,551,971
Bonds/Insurance	2.5%		\$ 646,654
Hard Costs Total			\$32,720,713

Addition of \$19,055,248

		Preferred Scenario
Program	Unit	Cost
Hard Costs Total		\$ 32,720,713
Soft Costs	35 %	\$ 11,452,249
Project Subtotal		\$ 44,172,962
Escalation	*23%	\$ 10,159,781
Project Contingency	10 %	\$ 4,417,296
Total Estimated Phase Costs		\$ 58,750,040

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 64,625,043
20% Above Modeled Cost	\$ 70,500,047
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



Conceptual Cost Model – (Review) Phase IV – Theater

		Preferred Scenario	
Program	Unit	Area/sf	Cost
Site Work			\$ 1,017,480
Theater Facility	\$ 420	12,500	\$ 5,250,000
Hard Costs Subtotal			\$ 6,267,480
C.O. Contingency	10%		\$ 626,748
General Conditions	8%		\$ 501,398
Profit	6%		\$ 376,049
Bonds/Insurance	2.5%		\$ 156,687
Hard Costs Total			\$ 7,928,362

		Preferred Scenario
Program	Unit	Cost
Hard Costs Total		\$ 7,928,362
Soft Costs	35 %	\$ 2,774,927
Project Subtotal		\$ 10,703,289
Escalation	*23%	\$ 2,461,756
Project Contingency	10 %	\$ 1,070,329
Total Estimated Phase Costs		\$ 14,235,374

* Escalation: 3% for 8 years, compounding annually to mid-point of construction in 2016

10% Above Modeled Cost	\$ 15,658,911
20% Above Modeled Cost	\$ 17,082,448
LEED Certification Only	No Added Premium
LEED Silver or Gold	Add ~ 3 - 5%
LEED Platinum	Add ~ 5 - 10%



Character & Renderings

- Development of Conceptual Character
- Non-Specific References to the Buildings
- Specific Reference to the Experience of the Spaces

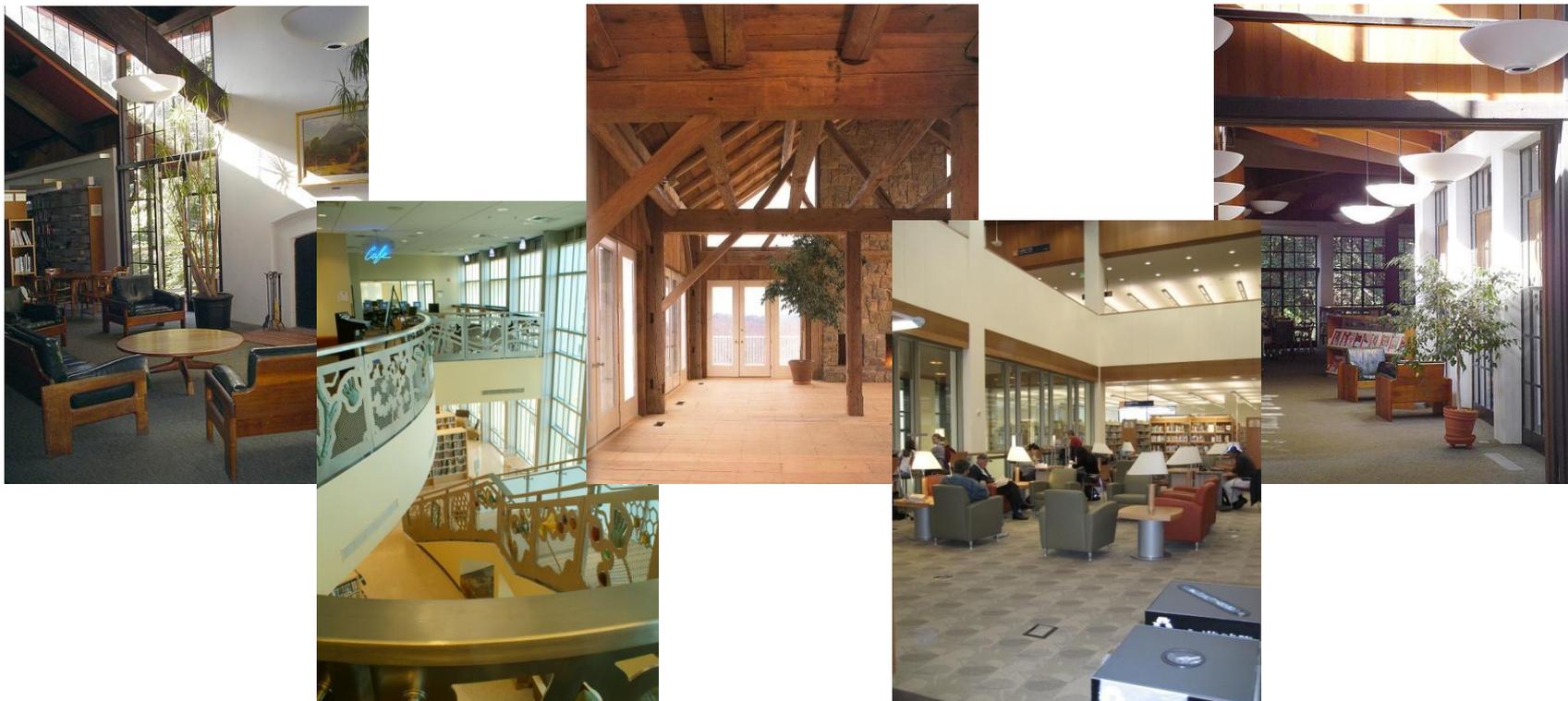


Community Forum: Character Definition Images





Community Forum: Character Definition Images



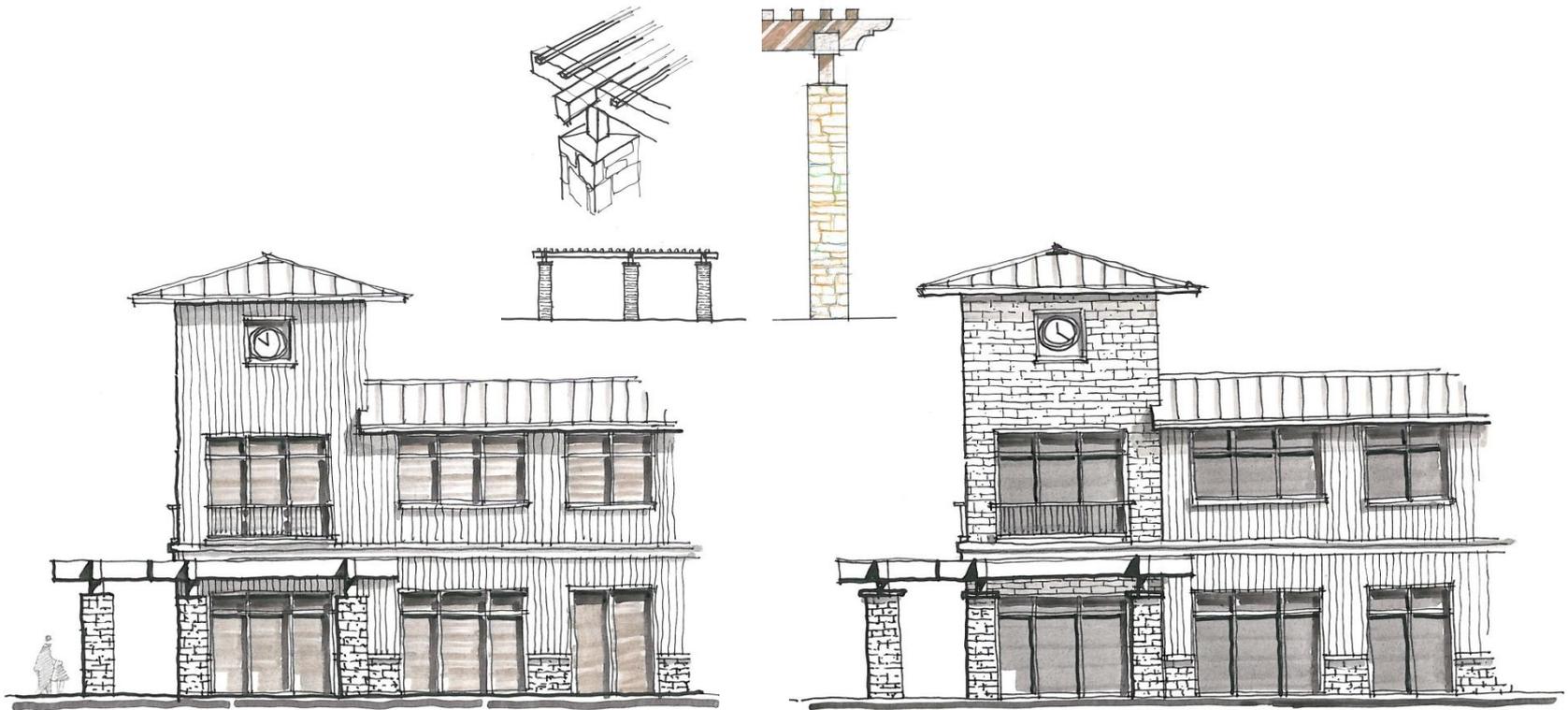


Community Forum: Character Definition Images





Conceptual Character





Main Entry

SERVICE + ENVIRONMENT = EXPERIENCE

100





Community and Civic Facilities

SERVICE + ENVIRONMENT = EXPERIENCE

101



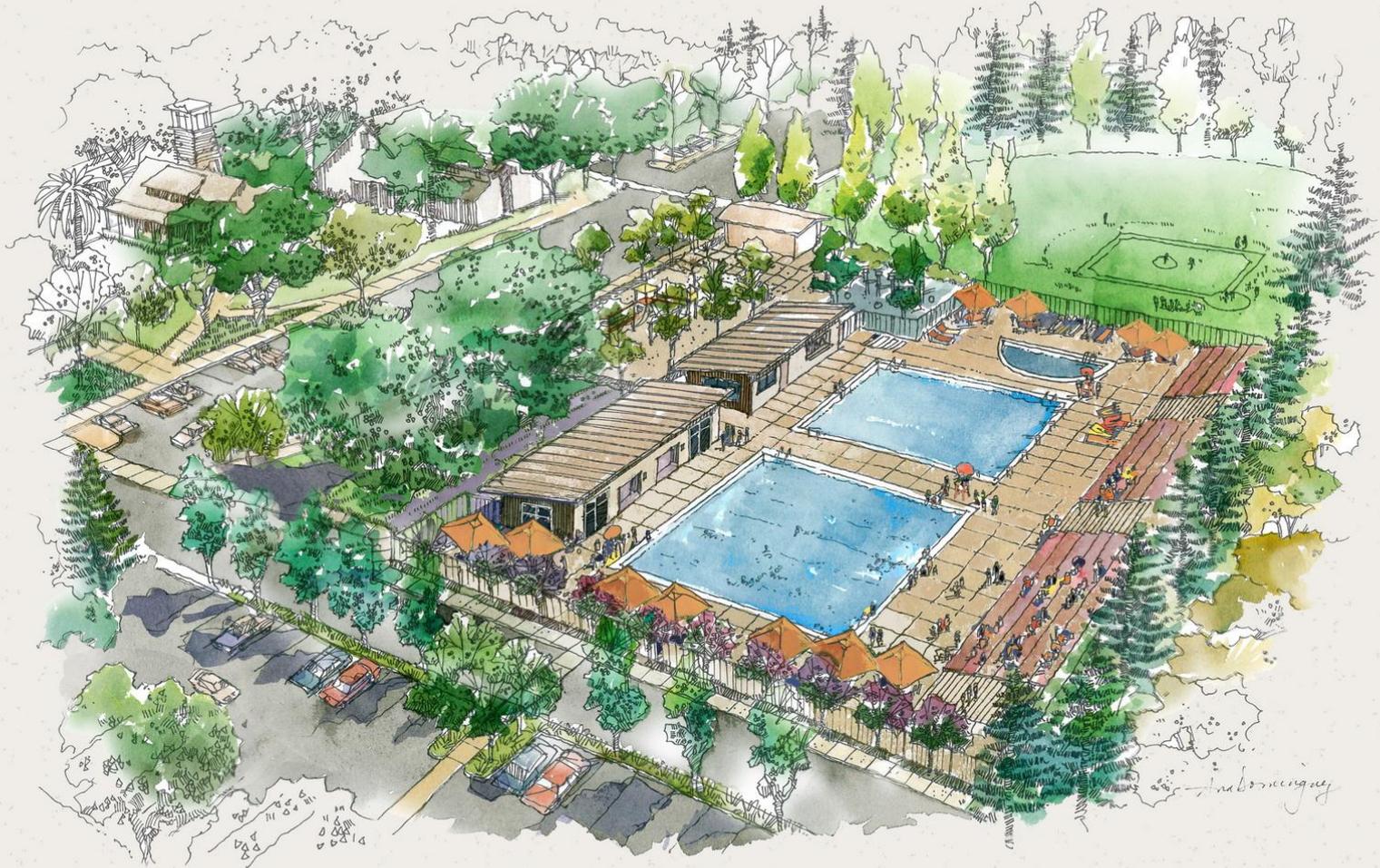


Community Courtyard

SERVICE + ENVIRONMENT = EXPERIENCE

102





Play Fields and Swim Facility

SERVICE + ENVIRONMENT = EXPERIENCE

103





Arts and Culture Facilities

SERVICE + ENVIRONMENT = EXPERIENCE

104





Thank You!



